

\$85,000 - 18, 32380 Range Road 55, Rural Mountain View County

MLS® #A2054433

\$85,000

0 Bedroom, 0.00 Bathroom,
Land on 0.23 Acres

N/A, Rural Mountain View County, Alberta

*** Price reduced to below market value *** A charming & unique recreational camping spot awaits you at Arowen Campground. With your own ~10,000 square foot campsite to nestle into in the best of the west country near Sundre & the Red Deer River. The immaculate 32'™ - 1991 Terry Resort by Fleetwood RV is already tucked under cover with an attached screened addition, shed, campfire & space for another RVs for kith & kin for 2 week visits. The site includes the 32'™ Terry RV, attached shelter, metal shed, firepit, CSA dual barrel septic, BBQ, heater, AC, electric refrigerator, & 4 burner stove/oven. Arowen Campground is a corporation with 29 shareholders on 159 acres next to the Red Deer River, nature trails throughout, Coyote Golf Course nearby & close to Sundre. The west country next door offers endless recreational opportunities all season, camping, exploring, horse trails, ATV/UTV/dirt bike trails, snowmobiling, hunting, fishing, golfing, leisure, canoe/kayaking, cross country skiing, or just enjoy nature at its finest. The buyer would be 1 of 29 shareholders in Arowen Campgrounds Ltd. HOA fees of \$750/year for common area maintenance + \$6000 Class A share. Seasonal water with a common well & individual septic. Individual power meters. Year-round access for recreational use. Locked gate. Call your trusted Realtor® & come check out a piece of nature's best



kept secret paradise.

Essential Information

| | |
|-----------|--------------|
| MLS® # | A2054433 |
| Price | \$85,000 |
| Bathrooms | 0.00 |
| Acres | 0.23 |
| Type | Land |
| Sub-Type | Recreational |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 18, 32380 Range Road 55 |
| Subdivision | N/A |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 1X0 |

Amenities

| | |
|------------|----------------------------------|
| Amenities | Clubhouse, Parking, Snow Removal |
| Waterfront | River Access |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Backs on to Park/Green Space, Creek/River/Stream/Pond, Near Golf Course, Low Maintenance Landscape, Many Trees, Native Plants |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2023 |
| Days on Market | 786 |
| Zoning | 1 PRC |
| HOA Fees | 750 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | COLDWELL BANKER VISION REALTY |
|----------------|-------------------------------|

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