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

MLS® #A2054433

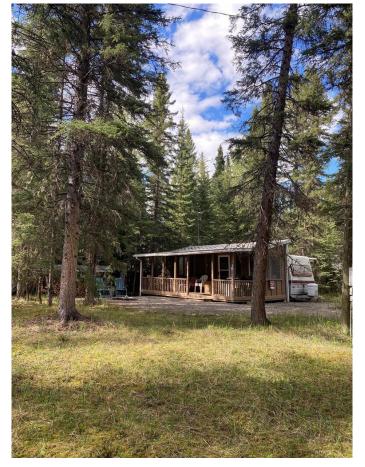
\$85,000

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





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 760

Zoning 1 PRC

HOA Fees 750

HOA Fees Freq. ANN

Listing Details

Listing Office COLDWELL BANKER VISION REALTY

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