

\$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	784
Zoning	1 PRC
HOA Fees	750
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.