

# \$175,000 - 33, 32380 Range Road 55, Rural Mountain View County

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MLS® #A2135586

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.01 Acres

NONE, Rural Mountain View County, Alberta

Looking for your own permanent campsite to enjoy nature at its finest just minutes from Sundre or just over an hour from Calgary. Come check out Site #33 at Arowen Campground. It comes move in ready with a 2005 Keystone Hornet with a 3â€™™x12â€™™ slide out & 10â€™™x 30â€™™ insulated addition & RV shelter, 2 sheds & all the extras. This home away from home sleeps 9 & has extra room for your family or friendâ€™™s RV. The cozy addition is contractor built with a wood fireplace to keep you warm & surrounded by windows to enjoy the beauty. The extras include the fire pit & all the firewood, all the furnishings, outdoor furniture, propane tanks, chainsaws, air compressors, & so much more. Arowen Campground is a corporation with 29 shareholders owning 159 +/- acres next to the Red Deer River, with an abundance of nature trails throughout. Each shareholder is assigned a ~10,000 sq ft campsite. This charming, unique & secluded campground borders offers 4 season access to camping next to the Red Deer River, Sundre Natural Area, Bearberry Natural Area & Coyote Golf Course. This gem has quick access to endless recreational opportunities all year long â€” trekking, exploring, nature trails, leisure, photography, fishing, hunting, kayaking, canoeing/kayaking, horse trail riding, off road trails for OHV, snowmobiling, cross country skiing, golfing or just enjoying nature in its



glory. The new owner buys in with 1 of 29 Class A shares in Arowen Campgrounds Ltd. at \$6000/share (not included in purchase price). An annual fee of s\$750/year covers common area maintenance & a reserve fund. Each site has access to seasonal water with access to an all-year working common well. Each site has its own septic systems & individual power meters. Year-round access within this gated community. Come check out a piece of nature's best kept secret paradise.

### Essential Information

MLS® #	A2135586
Price	\$175,000
Bathrooms	0.00
Acres	0.01
Type	Land
Sub-Type	Recreational
Status	Active

### Community Information

Address	33, 32380 Range Road 55
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Amenities	Clubhouse, Park, RV/Boat Storage, Visitor Parking
Utilities	Electricity Available, Propane, Water Available
Waterfront	River Access

### Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Near Golf Course, Private, Seasonal Water,

Wooded

### Additional Information

Date Listed	June 2nd, 2024
Days on Market	324
Zoning	1 - P-PR
HOA Fees	750
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Coldwell Banker Vision Realty
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