

# \$135,000 - 4, 32380 Range Road 55, Rural Mountain View County

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MLS® #A2160222

**\$135,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.23 Acres

NONE, Rural Mountain View County, Alberta

Discover Your Own Piece of Natureâ€™s Paradise at Site #4 in Arowen Campground. If youâ€™ve been dreaming of a permanent campsite where you can immerse yourself in nature, just minutes from Sundre & a little over an hour from Calgary, Site #4 at Arowen Campground is the perfect retreat. This move-in-ready setup is ideal for weekend getaways or extended stays, offering the perfect combination of comfort & natural beauty.

This site features a 1994 Sierra Cobra RV under a sturdy RV shelter, along with a large, covered deck & low-maintenance landscaping, making it a serene & easy-to-manage escape. The property also provides ample space for additional RVs, making it a great spot for hosting family & friends.

In addition to the RV, Site #4 comes with a tool shed, firewood shelter, & a variety of extras, including a fire pit with an abundant supply of firewood, a propane pig, a golf cart/UTV parking a septic system, year-round electricity, & seasonal water access. Upgrades include new toilet, hot water tank, refrigerator & new flooring. Everything you need is already in place, allowing you to start enjoying your new campsite immediately.

Arowen Campground is a unique, secluded, corporate-owned property where 29 shareholders share over 159 acres of pristine land along the Red Deer River. Each



shareholder is assigned a spacious ~10,000 sq ft campsite, offering four-season access to an array of recreational activities. Whether you enjoy trekking, fishing, hunting, kayaking, snowmobiling, cross-country skiing, or simply relaxing in the beauty of nature, this location has something for everyone.

As the new owner, you will buy in with one of 29 Class A shares in Arowen Campgrounds Ltd., priced at \$6,000 per share (not included in the purchase price). An annual fee of \$750 covers common area maintenance & contributes to a reserve fund. Each site offers access to seasonal water, a year-round working common well, individual septic systems, & power meters. The gated community ensures year-round access & security.

Come explore Site #4 at Arowen Campground & discover a hidden gem where you can experience the best of nature all year long.

### **Essential Information**

MLS® #	A2160222
Price	\$135,000
Bathrooms	0.00
Acres	0.23
Type	Land
Sub-Type	Recreational
Status	Active

### **Community Information**

Address	4, 32380 Range Road 55
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### **Amenities**

Amenities	Clubhouse, Parking, RV/Boat Storage, Snow Removal
Waterfront	River Access

## Exterior

Exterior Features	Fire Pit, RV Hookup, BBQ gas line
Lot Description	Low Maintenance Landscape, Seasonal Water, Level, Near Golf Course, Private, Wooded, No Neighbours Behind

## Additional Information

Date Listed	August 23rd, 2024
Days on Market	249
Zoning	1 - P-PR
HOA Fees	750
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker Vision Realty
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