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

MLS® #A2054433

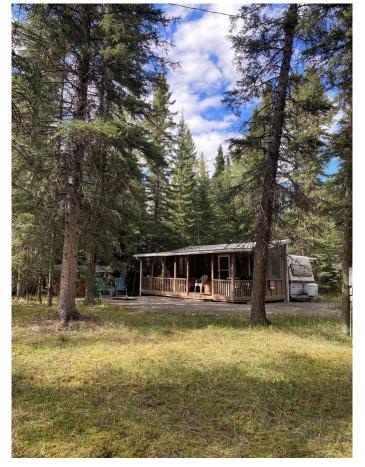
### \$85,000

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 776

Zoning 1 PRC

HOA Fees 750

HOA Fees Freq. ANN

### **Listing Details**

Listing Office COLDWELL BANKER VISION REALTY

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