

# \$170,000 - 33, 32380 Range Road 55, Rural Mountain View County

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MLS® #A2135586

**\$170,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

NONE, Rural Mountain View County, Alberta

Price Reduced: 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 36' - 2005 Keystone Hornet with a 3'x12' slide out & 10'x30' insulated addition with RV shelter, 2 sheds & all the extras. This home away from home sleeps 9 & has extra room for your family or friend'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 - 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 natureâ€™s best kept secret paradise.

### Essential Information

MLS® #	A2135586
Price	\$170,000
Bathrooms	0.00
Acres	0.15
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

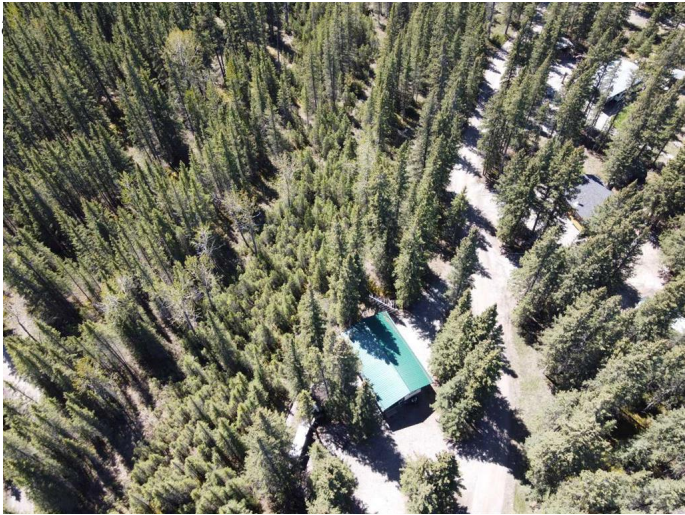
### Amenities

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, Ne  
Wooded



**Additional Information**

Date Listed                June 2nd, 2024  
Days on Market        383  
Zoning                    1 - P-PR  
HOA Fees                750  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Coldwell Banker Vision Realty

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