

# \$95,000 - 18, 32380 Range Road 55, Rural Mountain View County

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MLS® #A2054433

**\$95,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.23 Acres

N/A, Rural Mountain View County, Alberta

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 32â€™™ - 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 32â€™™ 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 natureâ€™™s best kept secret paradise.



## Essential Information

MLS® #	A2054433
Price	\$95,000
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	742
Zoning	1 PRC
HOA Fees	750
HOA Fees Freq.	ANN

## Listing Details

Listing Office	COLDWELL BANKER VISION REALTY
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