



GRASSROOTS
REALTY GROUP

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7, 32380 Range Road 55
Rural Mountain View County, Alberta

MLS # A2224559



\$140,000

Division: Rural Mountain View County

Lot Size: 0.23 Acre

Lot Feat: Backs on to Park/Green Space, Close to Clubhouse, Gazebo, Level, Low

By Town: Sundre

LLD: 19-32-5-W5

Zoning: 1 - P-PR

Water: Co-operative, Shared Well

Sewer: -

Utilities: -

If you've been searching for the perfect getaway surrounded by nature, just minutes from Sundre and a little over an hour from Calgary, look no further than Site #7 at Arowen Campground. This is your opportunity to own a peaceful, private retreat that's ready to enjoy from day one. Nestled in a tranquil and wooded setting, Site #7 comes fully equipped with a 40'x12' slide-out for added living space, plus an additional 2'x8' slide-out in the bedroom. Attached to the trailer is a professionally built, fully insulated 8'x37' 9" addition, covered entirely by a durable roof that spans both the trailer and the addition — perfect for year-round shelter. You'll love relaxing in the 15' screened gazebo or storing your gear in the spacious 7'6" x 11'5" shed. Inside, the cozy addition, built by a contractor, offers warmth from a propane heater and is surrounded by windows on three sides so you can fully immerse yourself in the beauty of the surrounding landscape. The unit comfortably sleeps four or more, with ample space in the addition for guests. Included in the sale are numerous extras: all indoor and outdoor furnishings, a propane tank, firewood and fire pit, outdoor furniture, and more. Everything you need to enjoy your time in the great outdoors is already here.