



GRASSROOTS
REALTY GROUP

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47, 19432 710 Township
Rural Big Lakes County, Alberta

MLS # A2229857



\$120,000

Division: NONE

Lot Size: 0.11 Acre

Lot Feat: See Remarks

By Town: Valleyview

LLD: 2-71-19-W5

Zoning: REC

Water: Private, Shared Well

Sewer: -

Utilities: -

Welcome to Snipe Lake RV Resort, where your lakeside dreams come true! Just a 90-minute jaunt from Grande Prairie, this 83-acre hideaway on Snipe Lake's south shore is your ticket to tranquility. Whether you're a family craving a getaway, a retiree seeking solace, or a fishing fanatic, your quest ends here! Simply back in your RV and let the good times roll! Enjoy breathtaking sunsets from your massive 2-tier composite deck, complete with sturdy metal railings and gates perfect to keep the kids and fur-babies in sight. The upper deck stretches out to a spacious 528 sq. ft., while the lower deck offers 386 sq. ft. with a versatile 24x6'3" outbuilding. Storage, a cozy bunkhouse, or your dream outdoor kitchen—the choice is yours! This haven comes with guidelines and bylaws to safeguard your slice of paradise, zoned for axles and wheels—not fixed buildings. You get full ownership, not just a long-term lease, and is fully transferable. The resort features a private boat launch, dock, year-round RV and boat storage, as well as a playground, beach, walking paths and so much more—all managed by the on-site team. The resort entrance is microchip-activated with a security system and diligent caretakers so peace of mind is part of the package. For just \$1400 + GST annually, enjoy water, sewer, electricity (50 amp), and all common area upkeep. Say goodbye to searching for campsites, wasting fuel, and dragging your RV back and forth on your days off! Don't miss this golden opportunity! (RV trailer not included).