



GRASSROOTS
REALTY GROUP

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34331 Range Road 41
Rural Red Deer County, Alberta

MLS # A2253212



\$549,000

Division: NONE

Lot Size: 19.35 Acres

Lot Feat: -

By Town: Sundre

LLD: 24-34-4-W5

Zoning: AG

Water: Drinking Water

Sewer: Holding Tank, None

Utilities: -

Private campsite near Eagle Hill This 19.35-acre site features a mix of open meadows and forested areas, easy road access year-round, with a small creek running along the south border of the property. This is truly a unique opportunity to acquire a family camping compound in the heart of the Sundre recreational zone. Go fishing, hunting or hiking and return to the privacy and quiet of your own, easily accessible family camping compound. Unlike many campsites in the Sundre area, this property offers complete seclusion with no nearby neighbors and direct access to some of the region's best fishing spots. This campsite has been used by the same family for over twenty-three years. Amazingly, it is being sold with the all the camping and compound maintenance equipment included. Check out the goods included list for details. Included are two well-maintained travel trailers, a generator, lawn care tools, and two sizeable, treated wood patio decks and a set of outdoor furniture—everything you need to start camping right away. The travel trailers are in top condition and both are road worthy, however, the owners are retiring and wish to sell the land and all chattels in one package. It's the perfect opportunity for a family or a group of friends to begin enjoying and creating their own memories in the warm glow of evening campfires. Conversely, if you are looking for a perfect place to build your country dream home, this property needs your utmost consideration. Conversely, if you are looking for a perfect place to build your country dream home, this property needs your utmost consideration.