



**GRASSROOTS**  
REALTY GROUP

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**22, 50056 TWP Road 35-0**  
**Rural Clearwater County, Alberta**

**MLS # A2261531**



**\$210,000**

**Division:** NONE

**Lot Size:** 2.50 Acres

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 1-35-5-W5

**Zoning:** A

**Water:** Other

**Sewer:** Other

**Utilities:** Natural Gas Not, Propane, Sewer Not

Own Your Private Off-Grid Campground & 2.5 Acres Near Sundre, AB A rare opportunity to own a private, off-grid family campground on 2.5 acres of recreational land in the scenic James River area. This unique property features 8 individual campsites&mdash;6 with covered decks&mdash;and includes 7 functional camper trailers of various sizes. Enjoy the outdoors with a communal covered fire pit, multiple storage sheds, and two outhouses. Located just 7.3 km from the James River Store, 26 km from Sundre, and approximately 1 hour 20 minutes from Calgary (YYC), this retreat offers both seclusion and convenience. Ownership includes title to a 1/50 share of the &frac14; section through Liberty Tree, granting you exclusive use of your own 2.5-acre parcel. Perfect for families, outdoor enthusiasts, or those seeking a rustic getaway, this property delivers a true camping experience in a private, natural setting. Access by appointment only.