



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—6 with covered decks—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 ¼ 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.