



**GRASSROOTS**  
REALTY GROUP

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**8 Travers Ridge Way  
Rural Vulcan County, Alberta**

**MLS # A2301011**



**\$199,000**

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**Division:** NONE

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**Lot Size:** 0.09 Acre

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**Lot Feat:** -

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**By Town:** Champion

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**LLD:** 2-15-22-W4

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**Zoning:** Rural Recreational

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**Water:** Cistern

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**Sewer:** -

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**Utilities:** -

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Looking for the perfect summer getaway? This recreational property offers cooperative ownership at Travers Ridge RV Resort Ltd., with a license of occupation valid for 70 years. Located in Phase 1, Lot 8 includes a well-kept 2018 Forest River Salem 353 FLFB park model, complete with heat (powered by two propane tanks), air conditioning, and a spacious interior. All furniture and appliances are included in the sale, along with outdoor deck furniture, a 36" Blackstone griddle, and children's play equipment. A covered deck, bunkhouse, and rear shed add to the functionality and charm of this property. Travers Ridge RV Resort Ltd. is perched on the ridge just above Little Bow Provincial Park, offering scenic views and quick access to lake activities. The resort features private boat slips, with an approximate annual cost of \$850. Please note there is currently a waiting list for slips. The gated resort is open seasonally from approximately May 1st to early October (weather dependent). While the site can be accessed during the off-season for property checks, overnight stays are not permitted during the winter months. Resort amenities include a shared clubhouse with a full kitchen, living room, games room, exercise area, laundry, washrooms with showers, and elevated decks overlooking the inground pool. There's also a play park and a large off-leash area for dogs. Each lot features 50-amp power, potable water, and sewer connections. Golf carts and side-by-sides are permitted throughout the resort and can be used on the private pathway to the docks. Annual maintenance fee for 2025 was \$2,000. Property taxes for the resort are divided among owners and billed annually.