



**GRASSROOTS**  
REALTY GROUP

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**18, 32380 Range Road 55**  
**Rural Mountain View County, Alberta**

**MLS # A2054433**



**\$85,000**

**Division:** Rural Mountain View County

**Lot Size:** 0.23 Acre

**Lot Feat:** Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance

**By Town:** Sundre

**LLD:** 19-32-5-W5

**Zoning:** 1 PRC

**Water:** -

**Sewer:** -

**Utilities:** -

\*\*\* Price reduced to below market value \*\*\* A charming & unique recreational camping spot awaits you at Arowen Campground. With your own ~10,000 square foot campsite to nestle into in the best of the west country near Sundre & the Red Deer River. The immaculate 32' x 32' - 1991 Terry Resort by Fleetwood RV is already tucked under cover with an attached screened addition, shed, campfire & space for another RVs for kith & kin for 2 week visits. The site includes the 32' x 32' Terry RV, attached shelter, metal shed, firepit, CSA dual barrel septic, BBQ, heater, AC, electric refrigerator, & 4 burner stove/oven. Arowen Campground is a corporation with 29 shareholders on 159 acres next to the Red Deer River, nature trails throughout, Coyote Golf Course nearby & close to Sundre. The west country next door offers endless recreational opportunities all season, camping, exploring, horse trails, ATV/UTV/dirt bike trails, snowmobiling, hunting, fishing, golfing, leisure, canoe/kayaking, cross country skiing, or just enjoy nature at its finest. The buyer would be 1 of 29 shareholders in Arowen Campgrounds Ltd. HOA fees of \$750/year for common area maintenance + \$6000 Class A share. Seasonal water with a common well & individual septic. Individual power meters. Year-round access for recreational use. Locked gate. Call your trusted Realtor & come check out a piece of nature's best kept secret paradise.