



**GRASSROOTS**  
REALTY GROUP

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4, 32380 Range Road 55  
Rural Mountain View County, Alberta

MLS # A2160222



**\$135,000**

Division:	NONE
Lot Size:	0.23 Acre
Lot Feat:	Level, Low Maintenance Landscape, Near Golf Course, No Neighbours
By Town:	Sundre
LLD:	19-32-5-W5
Zoning:	1 - P-PR
Water:	Co-operative, Well
Sewer:	-
Utilities:	-

Discover Your Own Piece of Nature's Paradise at Site #4 in Arowen Campground If you've been dreaming of a permanent campsite where you can immerse yourself in nature, just minutes from Sundre & a little over an hour from Calgary, Site #4 at Arowen Campground is the perfect retreat. This move-in-ready setup is ideal for weekend getaways or extended stays, offering the perfect combination of comfort & natural beauty. This site features a 1994 Sierra Cobra RV under a sturdy RV shelter, along with a large, covered deck & low-maintenance landscaping, making it a serene & easy-to-manage escape. The property also provides ample space for additional RVs, making it a great spot for hosting family & friends. In addition to the RV, Site #4 comes with a tool shed, firewood shelter, & a variety of extras, including a fire pit with an abundant supply of firewood, a propane pig, a golf cart/UTV parking a septic system, year-round electricity, & seasonal water access. Upgrades include new toilet, hot water tank, refrigerator & new flooring. Everything you need is already in place, allowing you to start enjoying your new campsite immediately. Arowen Campground is a unique, secluded, corporate-owned property where 29 shareholders share over 159 acres of pristine land along the Red Deer River. Each shareholder is assigned a spacious ~10,000 sq ft campsite, offering four-season access to an array of recreational activities. Whether you enjoy trekking, fishing, hunting, kayaking, snowmobiling, cross-country skiing, or simply relaxing in the beauty of nature, this location has something for everyone. As the new owner, you will buy in with one of 29 Class A shares in Arowen Campgrounds Ltd., priced at \$6,000 per share (not included in the purchase price). An annual fee of \$750 covers common area maintenance & contributes to a reserve fund. Each site offers access to seasonal water, a year-round working common well, individual septic systems, & power meters. The gated community ensures year-round access & security. Come explore Site #4 at Arowen Campground & discover a hidden gem where you can experience the best of nature all year long.