



**GRASSROOTS**  
REALTY GROUP

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84038 591 Highway  
Caroline, Alberta

MLS # A2161940



**\$1,975,000**

Division: NONE  
Type: Business  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 1,526 sq.ft.  
Zoning: RF & AG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	See Chattel List		

Welcome to Boundary RV Park, a thriving destination nestled in the heart of west-central Alberta, where adventure and tranquility meet. Established in 2014, this property has continually evolved with enhanced infrastructure to provide an exceptional experience for our guests. 51 fully serviced RV sites come equipped with power, water, and septic connections. 15 P/W RV sites. 10 Power only RV sites. Additional 30 non-serviced sites are available for lease and rental drop-ins. Enjoy seasonal camping from May 15th to October 15th, with the added bonus of off-season camping introduced in the 2020/21 season due to high demand. Explore the diverse accommodations, including three cozy cabins, three unique geodesic domes, tree houses, and a well-appointed prospector tent all designed to create memorable getaways. A modern wash facility, playground, quad wash station, and group shelter with a gas BBQ ensure that your stay is comfortable and convenient. The spacious 180'x70' riding arena, currently used for storage, offers potential for future development. The charming Country Store features a snack bar with homemade delights, freshly brewed coffee, and an internet cafe. Local artisans showcase their beautiful works, making it the perfect spot to relax and refuel. The main house boasts 1,526 sq ft of upgraded living space, including a desirable 1-bedroom suite. Additionally, an oversized detached 2-car garage houses a 2-bedroom loft suite for guests or rental income. Don't miss the original log homestead, which is eligible for restoration funding. There is also a park model mobile home with a fenced yard for added privacy. All this set on a sprawling 42 acres, with 20 acres zoned agricultural and 22 acres designated RF, the park's potential is truly remarkable. The RF area can accommodate up to 154 RV

sites, with opportunities for subdividing and creating condo RV lots along the scenic Tay River. With the possibility of leasing a service station on the nearby highway, the business prospects are promising. Boundary RV Park borders the picturesque Alberta foothills and is conveniently located just 15 minutes west of Caroline on paved roads, with easy access to outdoor adventures. The stunning backdrop of the Rocky Mountains is only a short drive away, making it an ideal base for exploring. Surrounded by crown land and unique attractions, Boundary RV Park is a gateway to world-class recreational activities. Enjoy trail riding, quadding, hiking, fishing, and swimming—all while immersing yourself in the breathtaking landscape and untouched wilderness. Newly developed quad trails, prime hunting areas, and blue-ribbon fishing await your discovery. With convenience in mind, you'll find Boundary RV Park just 35 minutes to Rocky Mountain House, 1 hour to Red Deer, and a short 2.75 hours to Edmonton. Experience the beauty of Ram River Falls just 45 minutes away, and explore the nearby Tay, Phyllis, Alford, Burnstick, and Swan Lakes, along with the Clearwater and James Rivers.