



**GRASSROOTS**  
REALTY GROUP

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**PT SE 10-50-2 W4**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2181827**



**\$1,700,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Parking Pad, RV Access/Parking, Triple Garage Detached		
<b>Lot Size:</b>	75.12 Acres		
<b>Lot Feat:</b>	Garden, Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-50-2-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Play Structure, Vac. Power Nozzle

If you are looking for a great acreage to live/a hobby farm and campground to operate, then this property will fill your needs!! This 75-acre parcel of land features an 1815 square foot bungalow, triple detached garage, a full service campground, an RV/vehicle storage area, Tree nursery, and rentable/arable farmland. This one-of-a-kind opportunity is less than 9 miles west of Lloydminster directly off the Yellowhead Highway- a major interprovincial highway in Western Canada. Ideal for those who wish to enjoy part time retirement where they can live an awesome acreage lifestyle while running a very well maintained and established campground. This campground serves daily, monthly or annual customers and is an easy commute for those working contract positions in Lloydminster, and who don't wish to rent a full-time apartment during their stay in the community.... So much opportunity as the City of Lloydminster continues to grow. There is a full time residence which was fully renovated in 2005 and has an above grade square footage of 1815 square feet, there is a triple detach garage built in 2006, a campground shower house/shop building, there is a campground "community" building/shop, a pole shed storage building as well as a smaller garden shed. The campground features a total of 96 campsites on approx. 7 acres: 6- drive through 15/30/50 amp with full sewer and water, 10- back in sites 15/30/50 amp with full sewer and water, 40- back in sites with 15/30 amp with full water and sewer, and 40 overflow sites with water and temporary 15 amp service. There is a storage area totaling about 10 acres for RV/vehicle storage licensed for up to 200 units, there is 2 acres of tree nursery with approx., 100 Colorado spruce, and 53 arable acres of land which you can either rent out or utilize for your own needs... This campground was designed from initial concept to be the fully

functioning and efficient operation.... so well thought out that anyone would be impressed with how everything comes together!! Included in the sale of this turn key operation is the inventory and equipment needed to maintain the campground- A great opportunity where the owner is willing to train a new buyer in all aspects of running this business.