



GRASSROOTS
REALTY GROUP

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472044 Range Road 23
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2187798



\$3,800,000

Division:	NONE
Type:	Business
Bus. Type:	Recreation
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Woodpines RV Resort
Size:	1,530 sq.ft.
Zoning:	Recreational

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	395.36 Acres
Sewer:	-	Lot Feat:	Many Trees, Near Golf Course, Private

Inclusions: Home: Refrigerator, dishwasher, stove, washer/dryer, hot tub (as is) and gazebo. Pool furniture: Lawn chairs, 2 loungers, patio table with umbrella, 5 side tables. Laundry: 2 washers and 2 dryers

If you've ever dreamed of owning a campground with immense potential, this is your chance to make it a reality. Nestled in a prime location near picturesque Pigeon Lake, this 160-acre recreational property is poised for development into a highly sought-after destination for outdoor enthusiasts and vacationers. Some Key Features are: Approved for up to 300 sites, this property offers an incredible opportunity for expansion and growth. Award-Winning Recognition: Voted Best in Campgrounds and RV Parks by Community Votes Edmonton—a testament to its appeal and quality. Existing Infrastructure: A manager's/owner's home for convenient onsite living. A central office complete with laundry facilities, showers, and washrooms, providing comfort and convenience for guests. Adjacent to the office, a heated saltwater pool, and a short walk to the playground, and endless walking trails offer diverse recreational opportunities. The first phase of development features 50 Serviced lots of which 38 are currently leased. With all the groundwork done, the stage is set for you to transform this into one of Alberta's top campgrounds. Situated near Pigeon Lake, guests can enjoy a variety of outdoor activities, including: • Boating and fishing on the lake. • Golfing at nearby courses. • Hiking through scenic trails. • Dining and exploring local breweries. This property has all the elements to become a treasured recreational resort. Whether you're looking to build a family-friendly destination, a peaceful retreat, or a hub for adventure, the opportunities here are boundless. Don't miss the chance to create one of Alberta's premier campgrounds—schedule a viewing today!

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