



**GRASSROOTS**  
REALTY GROUP

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694041 Hwy 63  
Breynat, Alberta

MLS # A2220348



**\$450,000**

|           |                              |        |                   |
|-----------|------------------------------|--------|-------------------|
| Division: | NONE                         |        |                   |
| Type:     | Residential/House            |        |                   |
| Style:    | Cottage/Cabin                |        |                   |
| Size:     | 1,259 sq.ft.                 | Age:   | 2009 (17 yrs old) |
| Beds:     | 2                            | Baths: | 1                 |
| Garage:   | Off Street, Parking Pad      |        |                   |
| Lot Size: | 138.39 Acres                 |        |                   |
| Lot Feat: | Backs on to Park/Green Space |        |                   |

|             |                                                           |            |             |
|-------------|-----------------------------------------------------------|------------|-------------|
| Heating:    | Natural Gas, None                                         | Water:     | -           |
| Floors:     | See Remarks                                               | Sewer:     | -           |
| Roof:       | Asphalt Shingle                                           | Condo Fee: | -           |
| Basement:   | Crawl Space                                               | LLD:       | 27-69-17-W4 |
| Exterior:   | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame | Zoning:    | AG          |
| Foundation: | Perimeter Wall, ICF Block                                 | Utilities: | -           |
| Features:   | See Remarks                                               |            |             |

**Inclusions:** Any building materials on site to complete the building/projects

Welcome to Wandering River, AB, one of the most sought-after long-term RV park destinations. This property was designed to be a 50-stall campground however the project was never completed and now it's for sale giving you the opportunity to invest in a property that is approximately 80% complete. Starting with the land, this near quarter section contains 138 acres and touches crown land on the south and west boundaries. There is a creek running through it and tons of space for quadding, hunting and enjoying the outdoors. A 2,200-gallon septic tank has been installed near the RV sites where approximately 19 of them have been initiated. A base road approximately 1 km long has also been built and is in need of packing and grading. The property has a 40x32 cottage on a crawl space with ICF perimeter, which also needs completing. The inside is framed and requires mechanical, electrical, plumbing and finishing. Behind the cottage is the footing for a Quonset (materials package also included), and the cottage has a septic tank installed, power is at the structure but needs to be connected. Driving into the property you will immediately see a chain-link fenced compound for RV storage. This is a great location for this type of facility and would bring immediate additional income if you purchased this project. If you have the drive and dream of creating your own legacy or retirement venture, book a viewing to see this property before the opportunity is gone.