



GRASSROOTS
REALTY GROUP

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8 Travers Ridge Way
Rural Vulcan County, Alberta

MLS # A2301011



\$175,000

Division: NONE

Lot Size: 0.09 Acre

Lot Feat: -

By Town: Champion

LLD: 2-15-22-W4

Zoning: Rural Recreational

Water: Cistern

Sewer: -

Utilities: -

Escape to lake life at Travers Ridge RV Resort! Perched on the ridge overlooking Little Bow Provincial Park, this turnkey recreational property offers the perfect seasonal retreat for making summer memories with family and friends. Located in Phase 1, Lot 8 features a well-kept 2018 Forest River Salem 353 FLFB park model complete with air conditioning, propane heat, and a spacious, comfortable interior. Ownership includes a cooperative share in Travers Ridge RV Resort Ltd. together with the exclusive right to occupy and enjoy this site within the resort community. All furniture and appliances are included in the sale, along with outdoor deck furniture, a 36" Blackstone griddle, and children's play equipment. The property is further enhanced by a covered deck, bunkhouse, and rear storage shed, providing plenty of room for guests, storage, and outdoor entertaining. Travers Ridge RV Resort is a gated seasonal community open from approximately May 1 to early October, weather permitting. Owners enjoy access to an impressive range of amenities, including a clubhouse with full kitchen, living room, games room, exercise area, laundry facilities, washrooms with showers, and elevated viewing decks overlooking the inground pool. The resort also features a children's play park, large off-leash dog area, private pathways, and convenient access to the lake. Private boat slips are available within the resort marina for an approximate annual fee of \$850, although there is currently a waiting list. Each site is serviced with 50-amp power, potable water, and sewer connections. Golf carts and side-by-sides are permitted throughout the resort and may be used on the private pathway leading to the docks. Annual maintenance fees for 2025 were \$2,000. Property taxes for the resort are shared among owners and billed annually. Whether you're looking for weekend escapes, family vacations, or a relaxing summer home away from home, this fully equipped property is ready for you to enjoy.