



GRASSROOTS

REALTY GROUP

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**NA Highway 810
Glenwood, Alberta**

MLS # A2306252



\$394,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Park Model		
Size:	1,634 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Near Golf Course		

Heating:	Central, Propane	Water:	See Remarks
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	-
Foundation:	Piling(s)	Utilities:	Electricity Connected, Garbage Collection, Propane, S
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Generac 22KW Backup Generator

Escape the city! Rare opportunity to own a luxury, year-round park model home in Blue Trail RV Resort, nestled along the Waterton River just north of Glenwood. One of only a select few homes in the park permitted for year-round living. This impressive and meticulously built ~1,630 sq. ft. home offers a bright, open-concept living, dining, and kitchen area highlighted by large windows, a spacious pantry, quality finishes, quartz countertops, high-end appliances, and a generous island—perfect for entertaining or everyday comfort. Step outside to a massive ~32’ x 30’ deck with smoked glass and aluminum railing, creating seamless indoor-outdoor living with privacy. Situated on two leased lots, the property offers added space, along with a gas fire pit area, and a separate barbecue shed. A standout feature is the 14’ x 40’ single garage, providing ample room for parking, storage, or hobbies. In addition, a 10’ x 12’ “man cave” shed with a wood-burning stove and flat top grill offers a cozy retreat or workspace. Built on screw piles with a durable metal roof, this home is designed for comfort (including air conditioning), low maintenance and long-term enjoyment. Blue Trail RV Resort offers a 5-hole golf course, with planned expansion to 9 holes in 2026, and a peaceful riverside setting. An exceptional opportunity for those seeking comfort, quality, and year-round living in a scenic recreational environment. For more information about the community, visit: bluetrailrv.com