



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2310697**

**Rural Athabasca County, Alberta**

**\$1,799,000**



**Division:** Rural Athabasca County

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 780 sq.ft.

**Zoning:** C5

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** EQUIPMENT LIST

157 ACRES fully operational RV park and campground presents a rare opportunity to acquire a large-scale, income-generating recreational property with extensive recent capital improvements and true four-season capability. Current 40 sites open May - Oct seasonal. This turnkey operation has undergone significant infrastructure upgrades, ensuring efficiency, durability, and long-term scalability. The main log cabin residence as owner or Manager suite has been fully revitalized with structural, mechanical, and interior upgrades, including a new furnace, boiler, plumbing, pressure systems etc. Additional features include a new electrical building with updated panels, high-speed internet, and 13 commercial-grade 24/7 security cameras. Entry infrastructure is further enhanced with installed gates, fencing, and upcoming automated access systems for the 2026 season. Interested Buyer must sign NDA.