



GRASSROOTS

REALTY GROUP

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**472044A Range Rd 23
Winfield, Alberta**

MLS # A2313108



\$3,500,000

Division:	Winfield
Type:	Business
Bus. Type:	Recreation
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Wood Pines RV Resort
Size:	2,240 sq.ft.
Zoning:	Recreational

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Contact agent

Rare opportunity to acquire a well-established recreational RV resort situated on 160 treed acres just minutes from Pigeon Lake. Wood Pines RV Resort currently features 50 RV sites plus 2 group sites, with 34 serviced sites offering power and water. The property also offers exceptional long-term upside, with approved phased development plans allowing for an additional 250 RV sites. The property includes a rustic 1,460 SF owner’s residence with 2 bedrooms, loft, and 2 full bathrooms, a 780 SF community hall complete, with washroom facilities, , and a 42' x 25' shop on concrete slab. Positioned within one of Central Alberta’s most sought-after recreational corridors, the resort is located minutes from Pigeon Lake Provincial Park, golf courses, Battle Lake, and The Village at Pigeon Lake, while remaining accessible to both Edmonton and Calgary. Whether you’re an investor seeking a recreational income property, an experienced operator looking to expand your portfolio, or a buyer pursuing a lifestyle asset with built-in revenue potential, Wood Pines RV Resort presents a unique long-term opportunity in a tightly held market.