



GRASSROOTS
REALTY GROUP

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45056 Range Road 275
Hill Spring, Alberta

MLS # A2318883



\$1,599,000

Division:	NONE
Type:	Business
Bus. Type:	Mixed, Mobile/Trailer Park
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	operating as The Great Canadian Barn Dance RV PARK RESORT
Size:	10,000 sq.ft.
Zoning:	Small Biz & AG (2 titles)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Mixed	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Backs on to Park/Green Space, Private, See Remarks, V
Inclusions:	to be determined at time of offer		

Discover Southern Alberta's hidden gem at The Great Canadian Barn Dance RV Park Resort in Hill Spring, Alberta. A rare opportunity to own one of the greatest Southern Alberta RV Parks – situated on 40 acres including a private lake. Potential for so much future growth and RV site expansion, multiple residences for live/work, short term rentals, bed & breakfasts, corporate rentals, and of course the iconic historic BARN ready to host every event you can dream up. Full dining and catering facilities, campground/RV Park, seasonal rental, laundry and shower house, picnic swimming area, playgrounds, long house cook outs, firepits, bandstand and more. Nestled in the heart of the spectacular Southern Rockies region, this unique resort community offers the perfect blend of area recreation, adventure, and relaxation. Imagine spending your summers surrounded by breathtaking mountain views, a private lake complete with swimming area, canoeing, family-friendly recreation, and wide-open prairie skies. The resort's peaceful setting provides an ideal escape while remaining close to some of Western Canada's most sought-after destinations. Guests and seasonal RV owners enjoy easy access to Waterton Lakes National Park, Castle Mountain Resort, the scenic Crowsnest Pass, and the Canada–U.S. border crossing, and the Waterton Reservoir, making day trips and outdoor adventures effortless. Whether you're hiking, fishing, golfing, skiing, exploring historic mountain towns, or simply relaxing by the water, every day offers a new opportunity to experience the best of Southern Alberta. The resort features spacious serviced RV sites, recreational amenities, playgrounds, beach access, at the iconic Great Canadian Barn Dance that has welcomed families and visitors for decades. Located approximately one hour from Lethbridge and just a short drive from

Waterton Lakes National Park, this exceptional RV resort combines natural beauty, small-town hospitality nestled between Glenwood and Hill Spring, and unforgettable recreation area-wide in one remarkable destination. Whether you're seeking a seasonal getaway, a family retreat, or a basecamp for exploring Alberta's mountain playground, The Great Canadian Barn Dance RV Park Resort offers a lifestyle where memories are made and adventures begin. Don't miss out on this spectacular RV Resort property!