



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

591079A Range Road 130
Rural Woodlands County, Alberta

MLS # A2327367



\$1,479,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Eagle River Wilderness Adventures Ltd. Cabin
Bus. Name:	-
Size:	2,600 sq.ft.
Zoning:	A1

Heating:	Fireplace(s)	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Natural Gas Connected
Exterior:	-	Parking:	-
Water:	Well	Lot Size:	32.40 Acres
Sewer:	Septic Tank	Lot Feat:	-
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer All Window Coverings, beds.		

CAMPGROUND ON MCLEOD RIVER!! Here is 32.4 acres with a newer 2600 sq ft log cabin which offers 5 bedrooms, kitchen, 2 bathrooms & laundry, and a 60' x 12' covered verandah overlooking the river.it generates good revenue. There is also a brand new 42' x 60' metal heated shop with 2 large Over Head doors. This property has 60+ oversized campsites, multi-camper sites and 2 group sites, currently occupied buy 79 campers. This is a yeaar-Round campground and is situated along the banks of the McLeod River, the views are absolutely stunning! This beautiful property has been the venue for countless weddings, family gatherings and Corporzate Retreats because of all it has to offer! This campground has been fully booked for more than 10 years and is only 10 minutes from Whitecourt. In addition, there are 2 leased parcels, an 8 acre and another 82 acres that are adjacent to this property and Guide & Outfitting operations all of which may be available to the right buyer. There is so much potential!! This property really is a hidden GEM!! Do not miss out!!