



GRASSROOTS
REALTY GROUP

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#50, 73014 Highway 591
Caroline, Alberta

MLS # A2330133



\$205,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	596 sq.ft.	Age:	2011 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.94 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Many T		

Heating:	Fireplace(s), Propane, Solar	Water:	Other
Floors:	Laminate, Vinyl Plank	Sewer:	Pump
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	7-36-16-W5
Exterior:	Wood Siding	Zoning:	R-MA
Foundation:	Wood	Utilities:	Propane, Water Paid For
Features:	See Remarks		

Inclusions: All tools and yard maintenance items (lawn mower, aluminum trailer weed whipper, John boat, canoe, swing set & sandbox, all furniture in cabin & bunkhouse, all bedding, remaining fire wood. new Blackstone 36" grill, Propane bottles, miscellaneous tarps, lawn/deck furniture, picnic table, snow blower, Hona EU3000 IS invertor Generator

Escape to your own private basecamp in nature. Tucked into a peaceful, privately owned campground just west of Caroline, this meticulously maintained seasonal retreat offers an affordable, turn-key opportunity to enjoy cabin life without the cost and complexity of building. The lease transfer includes an approximately 600 sq. ft. furnished cabin, a separate bunkhouse that comfortably sleeps 4–6 guests, an indoor bathroom, heated outhouse, wood storage shed, additional storage buildings, solar power, propane systems, and most furnishings and essentials, allowing you to start enjoying camp life right away. Backing directly onto Crown land, you'll have immediate access to endless hiking, wildlife, ATV adventures, and outdoor recreation, while enjoying the privacy and tranquility of a well-managed campground known for its pride of ownership. Campground amenities include a family-friendly golf course, water fill station, pump-out service, coin-operated shower house, children's playground, and excellent fishing nearby. Whether you're looking for a family getaway, weekend escape, or your own seasonal retreat surrounded by nature, this property offers exceptional value in a setting you'll look forward to returning to year after year. Lease transfer is subject to campground approval.