



GRASSROOTS
REALTY GROUP

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20 Peace River Avenue
Rural Big Lakes County, Alberta

MLS # A2337978



\$2,999,999

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,045 sq.ft.

Zoning: 12

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 26.69 Acres

Sewer: -

Lot Feat: -

Inclusions: See Remarks.

Rare opportunity to acquire a well-established, fully operational RV park and campground set on 26 acres next to Lesser Slave Lake. This property offers established infrastructure, extensive amenities, multiple accommodation options, and significant potential for continued growth. The campground features 70 fully serviced lots with water, power, and sewer, along with 20 semi-serviced lots offering water and power. Many sites are enhanced with decks, sheds, and picnic tables, providing added convenience and comfort for guests. Two cabins, each featuring a kitchenette and bathroom, offer a comfortable alternative for visitors looking for something beyond traditional RV or tent camping. Two group camping areas provide ideal spaces for family reunions, retreats, gatherings, and larger groups. One group area includes a shelter and dedicated food preparation area complete with a refrigerator and sink. Nature and recreation are central to the experience, with more than 2 km of walking trails winding throughout the property. Guests can enjoy mature raspberry and saskatoon berry bushes along the trails, while the campground backs onto a wildlife reserve and Crown land, offering a beautiful natural backdrop, privacy, and peace of mind for years to come. Recreational amenities include a scenic pond with a slide and picnic tables, along with expansive green spaces perfect for soccer, frisbee, horseshoe toss, volleyball, and a variety of other outdoor activities. Additional facilities include separate men's and women's shower houses, a laundry house, a 10' x 10' storage shed, and a separate tool shed for additional storage. The 3-bedroom, 1-bathroom main residence provides comfortable accommodation for an owner or operator and features hot water on demand, a wood-burning stove, and a three-season room. The fully fenced campground is secured with an automatic

fob-access gate, providing controlled entry and added security for guests and operators. Zoned Commercial/Recreational, the property offers excellent potential for continued campground operations and future expansion. Whether you are an investor seeking an established recreational income property, an experienced operator looking to expand your portfolio, or a buyer looking for a lifestyle property with built-in revenue potential, this unique offering provides an opportunity to combine business, recreation, and lake country living. With established infrastructure, extensive amenities, beautiful natural surroundings, and room to grow, this is more than a campground; it is an opportunity to own a destination. Keep your slice of paradise and make it your own! Book your showing today!