

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RECREATION FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location

Rural Wetaskiwin No. 10, County Of, Alberta

Listing ID:



30330



MLS ID:


A2187798

\$3,800,000



 **DARLENE MOUNKES**
 (403) 783-1637

 CIR Realty
 403-358-3883

 472044 Range Road 23 , Rural Wetaskiwin No. 10, County Of , Alberta T0C 2V0

Transaction Type

For Sale

Days On Market

64

Business Name

Woodpines RV Resort

Business Type

Recreation

Zoning

Recreational

Subdivision

NONE

Nearest Town

Village at Pigeon Lake

Year Built

1998

Structure Type

Sports and Recreation

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

1530.00

Building Area (Sq. M.)

142.14

Lot Size (Sq. Ft.)

17221881

Lot Size (Acres)

395.36

Lot Features

Many Trees,Near Golf Course,Private

Access to Property

Gravel Road

Inclusions

Home: Refrigerator, dishwasher, stove, washer/dryer, hot tub (as is) and gazebo. Pool furniture: Lawn chairs, 2 loungers, patio table with umbrella, 5 side tables. Laundry: 2 washers and 2 dryers

Restrictions

None Known

Reports

Call Lister

If you've ever dreamed of owning a campground with immense potential, this is your chance to make it a reality. Nestled in a prime location near picturesque Pigeon Lake, this 160-acre recreational property is poised for development into a highly sought-after destination for outdoor enthusiasts and vacationers. Some Key Features are: Approved for up to 300 sites, this property offers an incredible opportunity for expansion and growth. Award-Winning Recognition: Voted Best in Campgrounds and RV Parks by Community Votes Edmonton—a testament to its appeal and quality. Existing Infrastructure: A manager's/owner's home for convenient onsite living. A central office complete with laundry facilities, showers, and washrooms, providing comfort and convenience for guests. Adjacent to the office, a heated saltwater pool, and a short walk to the playground, and endless walking trails offer diverse recreational opportunities. The first phase of development features 50 Serviced lots of which 38 are currently leased. With all the groundwork done, the stage is set for you to transform this into one of Alberta's top campgrounds. Situated near Pigeon Lake, guests can enjoy a variety of outdoor activities, including: • Boating and fishing on the lake. • Golfing at nearby courses. • Hiking through scenic trails. • Dining and exploring local breweries. This property has all the elements to become a treasured recreational resort. Whether you're looking to build a family-friendly destination, a peaceful retreat, or a hub for adventure, the opportunities here are boundless. Don't miss the chance to create one of Alberta's premier campgrounds—schedule a viewing today!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.