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32578 RANGE ROAD 52 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Mountain View County, Alberta

Listing ID:

31881

MLS ID:

A2252462

\$925,000



 **RAY CAVIN**
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 32578 Range Road 52 , Rural Mountain View County , Alberta T0M1X0

Transaction Type For Sale	Title Fee Simple	Days On Market 3
Zoning R-CR	Subdivision NONE	Nearest Town Sundre
Year Built 1981	Structure Type Hotel/Motel	Property Type Commercial
Property Sub Type Hotel/Motel	Legal Plan 8311279	Building Area (Sq. Ft.) 6161.00
Building Area (Sq. M.) 572.37	Lot Size (Sq. Ft.) 177724	Lot Size (Acres) 4.08
Roof Asphalt Shingle	Foundation Poured Concrete	Heating Boiler
Inclusions All items negotiable	Restrictions Utility Right Of Way	Reports Title

Here's your chance to own a truly unique income property in the recreational town of Sundre. This expansive 11-bedroom, 6-bath lodge sits on 4.08 acres of private, treed land and offers over 9,400 sq. ft. of developed living space, purpose-built for Bed & Breakfast operations, group rentals, and retreat hosting. With capacity to comfortably accommodate up to 24 guests, the possibilities are endless. The property has been thoughtfully designed with both guests and owners in mind. A dedicated owners' suite that features a spacious family room, large private bathroom, and separate living space that ensures comfort and privacy while running the business. Guests will be drawn to the one-of-a-kind amenities, including an indoor pool with waterslide, a hot tub, and seamless access to a large outdoor deck and patio area. Inside, multiple dining spaces, two kitchens, and numerous gathering rooms make it easy to host groups of all sizes. The basement level adds even more value with six additional bedrooms, a kitchenette, multiple laundry areas, and storage. The circular driveway and oversized parking area are ideal for accommodating large groups, buses, and RVs. Additional features include a workshop, storage sheds, firepit area, and modern upgrades such as air conditioning, in-floor heating, European-style windows, and a new pool room roof (2024). Located right across from the Sundre Golf Course, this lodge offers guests quick access to the Sundre Pro Rodeo, local golf courses, youth sports / hockey tournaments which create steady demand for short-term accommodations. Proximity to the west country, trails, and lakes/rivers further enhances the property's appeal for tourists and recreation groups. This property is ideally suited for investors seeking to run a Bed & Breakfast, event lodge, or retreat center. The size, versatility, and built-in amenities make it a rare opportunity in Central Alberta.

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