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## 157 ACRES FULLY OPERATIONAL RV PARK AND CAMPGROUND PRESENTS A RARE OPPORTUNITY TO ACQUIRE A...



Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Athabasca County, Alberta

**Listing ID:**

35254

**MLS ID:**

A2310697

**\$1,799,000**



**HUI JILLAIN**  
 (403) 805-7766

Century 21 Bravo Realty  
 403-250-2882

Rural Athabasca County , Alberta

**Transaction Type**

For Sale

**Days On Market**

1

**Zoning**

C5

**Nearest Town**

Athabasca

**Year Built**

1981

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Business

**Building Area (Sq. Ft.)**

780.00

**Building Area (Sq. M.)**

72.46

**Inclusions**

EQUIPMENT LIST

**Restrictions**

None Known

**Reports**

Chattel/Equipment

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157 ACRES fully operational RV park and campground presents a rare opportunity to acquire a large-scale, income-generating recreational property with extensive recent capital improvements and true four-season capability. Current 40 sites open May - Oct seasonal. This turnkey operation has undergone significant infrastructure upgrades, ensuring efficiency, durability, and long-term scalability. The main log cabin residence as owner or Manager suite has been fully revitalized with structural, mechanical, and interior upgrades, including a new furnace, boiler, plumbing, pressure systems etc. Additional features include a new electrical building with updated panels, high-speed internet, and 13 commercial-grade 24/7 security cameras. Entry infrastructure is further enhanced with installed gates, fencing, and upcoming automated access systems for the 2026 season. Interested Buyer must sign NDA.

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