

Courtesy Of Trent B Muller Of Exp Realty

\$2,800,000 - 59132 Rge Rd 23a, Rural Barrhead County

MLS® #E4420647

\$2,800,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

None, Rural Barrhead County, AB

Wedding Facility and Campground on 85.03 Acres: Features potential for 138 lots / campsites (87 currently) rented at \$2,500/year, grossing \$345,000 annually. Weekend venue potential: \$5,200,000/year (Figures shown at maximum potential). Includes 1.7 km riverfront, beaches, lodge (sleeps 14), pavilion (holds 150) with 24x60 pad. Camp site utilities: sewer/water via hauling. Pavilion & main lodge have services: surface discharge septic, well, natural gas, power, telephone. Heated main facility and double garage. Equipment: diesel Tractor with bush mower, zero-turn mower, portable shower/washroom, sewage vac trailer, fresh water hauling trailer. Emergency flood plan in place. Lots of undeveloped property for future growth. Ideal for events with significant revenue potential. Must be seen to be appreciated. A beautiful and rare property. Activities: River Floating, Swimming, Boating, Paddle Boarding, Beach Volleyball, Fishing, Hiking, Frisbee Golf, Golf Nearby, Snowmobiling Nearby, Quadding Nearby

Built in 1987

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4420647 |
| Price | \$2,800,000 |
| Bathrooms | 0.00 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1987 |
| Type | Business with Property |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 59132 Rge Rd 23a |
| Area | Rural Barrhead County |
| Subdivision | None |
| City | Rural Barrhead County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7N 1N4 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 5th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 70 |

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Listing information last updated on March 13th, 2025 at 1:02pm MDT