

\$525,000 - 694041 Hwy 63, Breynat

MLS® #A2220348

\$525,000

2 Bedroom, 1.00 Bathroom, 1,259 sqft

Single Family on 138.39 Acres

N/A, Breynat, Alberta

Welcome to Wandering River, AB, one of the most sought-after long-term RV park destinations. This property was designed to be a 50- stall campground however the project was never completed and now it's for sale giving you the opportunity to invest in a property that is approximately 80% complete. Starting with the land, this near quarter section contains 138 acres and touches crown land on the south and west boundaries. There is a creek running through it and tons of space for quadding, hunting and enjoying the outdoors. A 2,200-gallon septic tank has been installed near the RV sites where approximately 19 of them have been initiated. A base road approximately 1 km long has also been built and is in need of packing and grading. The property has a 40x32 cottage on a crawl space with ICF perimeter, which also needs completing. The inside is framed and requires mechanical, electrical, plumbing and finishing. Behind the cottage is the footing for a Quonset (materials package also included), and the cottage has a septic tank installed, power is at the structure but needs to be connected. Driving into the property you will immediately see a chain-link fenced compound for RV storage. This is a great location for this type of facility and would bring immediate additional income if you purchased this project. If you have the drive and dream of creating your own legacy or retirement venture, book a viewing to see this property before the opportunity is gone. (id:6289)



Built in 2009

Essential Information

Listing #	A2220348
Price	\$525,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,259
Acres	138.39
Year Built	2009
Type	Single Family
Sub-Type	Freehold
Style	Cottage

Community Information

Address	694041 Hwy 63
Subdivision	N/A
City	Breynat
Province	Alberta
Postal Code	T0A0E0

Amenities

Amenities	Golf Course
Features	See remarks
Parking Spaces	12
Parking	Other, Parking Pad

Interior

Appliances	None
Heating	Natural gas
Cooling	None
# of Stories	1

Exterior

Exterior	Vinyl siding
Construction	Wood frame, ICF Block
Foundation	See Remarks

Listing Details

Listing Office	People 1st Realty
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