\$1,700,000 - Pt Se 10-50-2 W4, Rural Vermilion River, County of

MLS® #A2181827

\$1,700,000

5 Bedroom, 3.00 Bathroom, 1,815 sqft Residential on 75.12 Acres

NONE, Rural Vermilion River, County of, Alberta

If you are looking for a great acreage to live/a hobby farm and campground to operate, then this property will fill your needs!! This 75-acre parcel of land features an 1815 square foot bungalow, triple detached garage, a full service campground, an RV/vehicle storage area, Tree nursery, and rentable/arable farmland. This one-of-a-kind opportunity is less than 9 miles west of Lloydminster directly off the Yellowhead Highway- a major interprovincial highway in Western Canada. Ideal for those who wish to enjoy part time retirement where they can live an awesome acreage lifestyle while running a very well maintained and established campground. This campground serves daily, monthly or annual customers and is an easy commute for those working contract positions in Lloydminster, and who don't wish to rent a full-time apartment during their stay in the community.... So much opportunity as the City of Lloydminster continues to grow. There is a full time residence which was fully renovated in 2005 and has an above grade square footage of 1815 square feet, there is a triple detach garage built in 2006, a campground shower house/shop building, there is a campground "community" building/shop, a pole shed storage building as well as a smaller garden shed. The campground features a total of 96 campsites on approx. 7 acres: 6- drive through







15/30/50 amp with full sewer and water, 10back in sites 15/30/50 amp with full sewer and water, 40- back in sites with 15/30 amp with full water and sewer, and 40 overflow sites with water and temporary 15 amp service. There is a storage area totaling about 10 acres for RV/vehicle storage licensed for up to 200 units, there is 2 acres of tree nursery with approx., 100 Colorado spruce, and 53 arable acres of land which you can either rent out or utilize for your own needs... This campground was designed from initial concept to be the fully functioning and efficient operation.... so well thought out that anyone would be impressed with how everything comes together!! Included in the sale of this turn key operation is the inventory and equipment needed to maintain the campground- A great opportunity where the owner is willing to train a new buyer in all aspects of running this business.

Built in 1980

Essential Information

MLS® # A2181827 Price \$1,700,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,815 Acres 75.12

Year Built 1980

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address Pt Se 10-50-2 W4

Subdivision NONE

City Rural Vermilion River, County of

Vermilion River, County of County

Province Alberta Postal Code T9V 2S1

Amenities

Parking Gravel Driveway, Parking Pad, RV Access/Parking, Triple Garage

Detached

3 # of Garages

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted

Ceiling(s), Walk-In Closet(s)

Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), **Appliances**

Washer/Dryer, Window Coverings

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Gas

Has Basement Yes

Finished, Full Basement

Exterior

Exterior Features Garden

Lot Description Garden, Irregular Lot, Lawn, Treed

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed December 2nd, 2024

321 Days on Market

Zoning Agricultural

Listing Details

MUSGRAVE AGENCIES **Listing Office**

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â, ¢. 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