

# **\$75,000 - 37, 73014 Highway 591, Rural Clearwater County**

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MLS® #A2202982

**\$75,000**

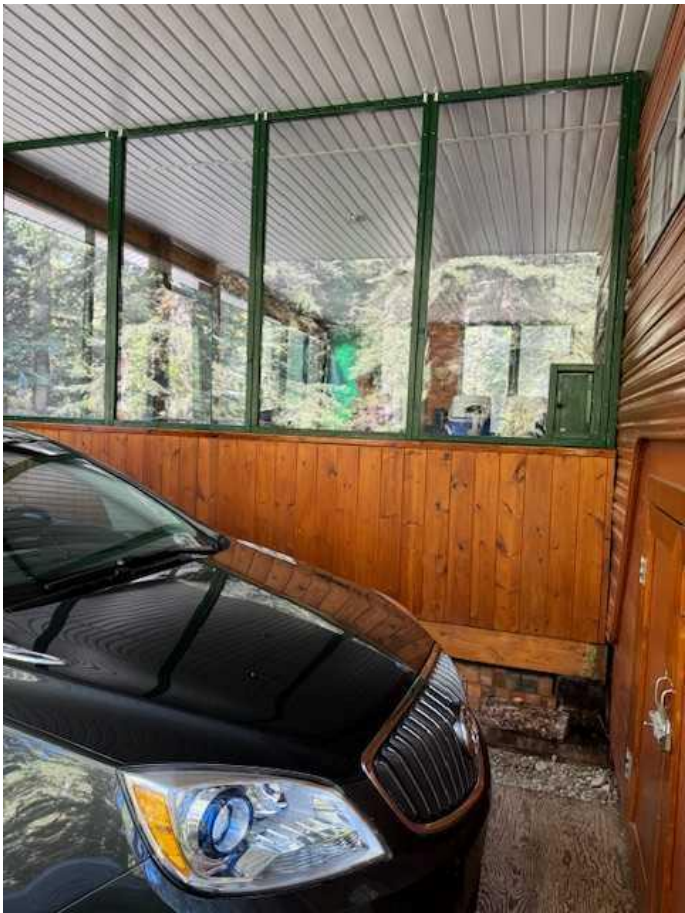
0 Bedroom, 0.00 Bathroom,  
Land on 1.00 Acres

NONE, Rural Clearwater County, Alberta

Tucked away at the back of a peaceful campground, this unique 1-acre recreational property offers the perfect getaway for nature lovers and outdoor enthusiasts. Surrounded by mature trees, this secluded and private lot is your personal retreat in the heart of the West Country. The property features a modded 1978 trailer, thoughtfully updated for comfort and function. Inside, you'll find an RV propane stove & oven, RV fridge, and all-new upholstery. The walls of the trailer have been reframed with 2x2's for extra durability, and an entire structure complete with deck and roof has been built around it, perfect for relaxing and entertaining in any weather. The deck is fully enclosed with plastic windows that are removable. Also on property is a 10X20 bunkie/shed which is fully insulated and has a convection furnace fueled by propane. The front of the shed is used as a cook house. The outhouse on site is built with solid cedar and has a 1000 gallon septic tank. The entire lot and buildings are powered by 1000 watts of solar, all generators and panels come with the sale. This lot also has enough space to allow for two more trailers to be parked on site for a fee; permission from campground required. This campground is a beautiful, safe, secure and family orientated facility. It is located to numerous lakes & rivers including: Phyllis, Alford, Swan, Tay, Clearwater and Raven River. Onsite amenities include a private



9-hole par 3 golf course, bathroom & shower house, propane, firewood, playground and 5km of roads for walking or bike riding within the campground. This is a leased lot, transferrable 99-year lease agreement expiring April 30, 2103. 2024 annual fees \$1781.72. There are 126 privately purchased leased lots throughout the campground and 9 short term rental lots. This is a recreational property, the period of occupancy of leased lots is not to exceed 60 consecutive days or 150 total days per year and is not permitted to be a full-time residence.



### Essential Information

MLS® #	A2202982
Price	\$75,000
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Recreational
Status	Active

### Community Information

Address	37, 73014 Highway 591
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### Exterior

Exterior Features	Fire Pit, Other
Lot Description	Landscaped, Low Maintenance

### Additional Information

Date Listed	March 14th, 2025
Days on Market	58
Zoning	RF



**Listing Details**

Listing Office                      Century 21 Maximum

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