

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	66
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 10:47pm MDT