

# \$3,800,000 - 472044 Range Road 23, Rural Wetaskiwin No. 10, County of

---

MLS® #A2187798

**\$3,800,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 395.36 Acres

NONE, Rural Wetaskiwin No. 10, County of,  
Alberta

If you've ever dreamed of owning a campground with immense potential, this is your chance to make it a reality. Nestled in a prime location near picturesque Pigeon Lake, this 160-acre recreational property is poised for development into a highly sought-after destination for outdoor enthusiasts and vacationers.

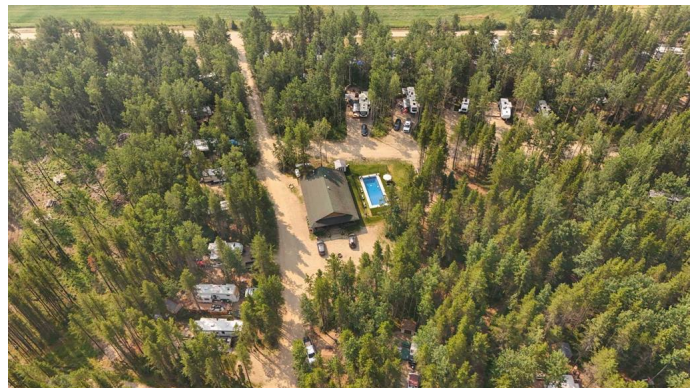
Some Key Features are: Approved for up to 300 sites, this property offers an incredible opportunity for expansion and growth.

Award-Winning Recognition: Voted Best in Campgrounds and RV Parks by Community Votes Edmonton—a testament to its appeal and quality. Existing Infrastructure: A manager's/owner's home for convenient onsite living. A central office complete with laundry facilities, showers, and washrooms, providing comfort and convenience for guests. Adjacent to the office, a heated saltwater pool, and a short walk to the playground, and endless walking trails offer diverse recreational opportunities.

The first phase of development features 50 Serviced lots of which 38 are currently leased. With all the groundwork done, the stage is set for you to transform this into one of Alberta's top campgrounds.

Situated near Pigeon Lake, guests can enjoy a variety of outdoor activities, including:

• Boating and fishing on the lake.



• Golfing at nearby courses.  
• Hiking through scenic trails.  
• Dining and exploring local breweries.  
This property has all the elements to become a treasured recreational resort. Whether you're looking to build a family-friendly destination, a peaceful retreat, or a hub for adventure, the opportunities here are boundless. Don't miss the chance to create one of Alberta's premier campgrounds—schedule a viewing today!

Built in 1998

**Essential Information**

MLS® #	A2187798
Price	\$3,800,000
Bathrooms	0.00
Acres	395.36
Year Built	1998
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

Address	472044 Range Road 23
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2V0

**Exterior**

Lot Description	Many Trees, Near Golf Course, Private
-----------------	---------------------------------------

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	121
Zoning	Recreational

**Listing Details**

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.