

\$3,500,000 - N/A, Rural Yellowhead County

MLS® #A2188866

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 79.00 Acres

N/A, Rural Yellowhead County, Alberta

Beautiful, Modern RV Campground with Hotel
â€” Just 1 Hour from Edmonton

Discover this newly built, upscale RV campground and hotel situated on 80 acres of pristine land, offering the perfect blend of luxury and outdoor adventure. Located only an hour from Edmonton, this property is a rare investment opportunity with significant growth potential.

Property Features

â€” Hotel & Suites:

â€” Modern 12-room upscale hotel.

â€” Includes 2 manager suites for on-site management.

â€” RV Campground:

â€” 60 large, well-serviced RV sites, fully levelled and landscaped.

â€” Approved expansion for 33 additional full-service sites.

â€” Low-maintenance, turnkey operation.

â€” Amenities:

â€” Award-winning washrooms and a new laundry facility.

â€” Huge playground and off-leash dog park.

â€” 1-acre stocked fish pond with surrounding recreational space.

â€” Beach volleyball court, horseshoe pit, and a disc golf course

â€” Two new pickleball courts planned for summer 2025.

â€” Nearby Attractions:

â€” Minutes from top-tier golf courses,



Edmonton International Airport, Edmonton International Raceway, and local shopping and dining.

• Close to sports facilities and Alberta's renowned museums and historical sites.

Why Invest?

This property combines upscale amenities with outdoor recreation, attracting families, couples, and travellers. It offers incredible potential to grow with the additional approved RV sites and upcoming amenities, all within a thriving market.

Whether you're looking for a profitable business opportunity or an investment with room to expand, this campground and hotel is a turnkey operation that requires minimal maintenance while providing maximum returns.

Don't miss this chance to own a premier RV resort in Alberta's booming recreational and tourism sector.

Built in 2003

Essential Information

| | |
|------------|-------------|
| MLS® # | A2188866 |
| Price | \$3,500,000 |
| Bathrooms | 0.00 |
| Acres | 79.00 |
| Year Built | 2003 |
| Type | Commercial |
| Sub-Type | Hotel/Motel |
| Status | Active |

Community Information

| | |
|---------|-----|
| Address | N/A |
|---------|-----|

| | |
|-------------|-------------------------|
| Subdivision | N/A |
| City | Rural Yellowhead County |
| County | Yellowhead County |
| Province | Alberta |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 22nd, 2025 |
| Days on Market | 148 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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 provided by real estate professionals who are members of CREA. Used under license.