

\$2,199,000 - 418136 Highway 22, Rural Foothills County

MLS® #A2048503

\$2,199,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Country Lane RV Park, Rural Foothills County,
Alberta

RV Storage plus Self Storage plus Elk Ranch Operation plus Updated Residence 3500 Sq Ft with Office all on 80 acres located on high exposure Highway 22 just south of Diamond Valley. RV is on 6 fenced acres with Permit for 200 pads plus 24 units indoor self storage. The Licensed Elk operation comes fully equipped with many outbuildings to handle all aspects of raising Elk along with a herd of 36 Elk plus list of buyers for Elk products. Licenses to raise Elk are very hard to obtain which adds significant value here. The herd size can be increased. The residence was extensively updated in 2017 perfect living for this family run operation or to house manager for RV and Elk operation. There is significant upside for income generated by the RV and Elk operation. Enjoy the rural lifestyle on 80 beautiful acres with diversified in come in place.

Built in 1986

Essential Information

MLS® #	A2048503
Price	\$2,199,000
Sold Price	\$1,700,000
Bathrooms	0.00
Acres	0.00
Year Built	1986
Type	Commercial



Sub-Type	Mixed Use
Status	Sold

Community Information

Address	418136 Highway 22
Subdivision	Country Lane RV Park
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Interior

Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Roof	Metal
Construction	Mixed
Foundation	Combination

Additional Information

Date Listed	May 11th, 2023
Date Sold	January 31st, 2024
Days on Market	261
Zoning	Agriculture
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BRAVO REALTY
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