

\$695,000 - Trappers Hill Lodges, Rural Bighorn No. 8, M.D. of

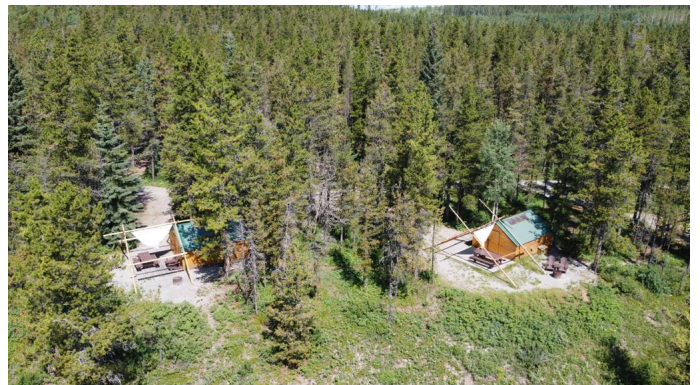
MLS® #A2059054

\$695,000

0 Bedroom, 0.00 Bathroom,
Commercial on 76.11 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

Trappers Hills Lodges is a recreational site with a Recreational-Commercial campground Lease in place from the Provincial Government. This 76.11 acres of land that has lots of space for further expansion and overlooks the Ghost River with unbelievable views. Currently there is a Log home for the Caretaker with great covered from porch to enjoy your evenings, and upper deck off the loft area, plus a great firepit area out front with benches. There is a 84 x 24 ft Horse barn with 28 stalls plus office space on front, and tach room off the back, another large storage shed for feed, plus 10 cabins that are on the ridge with incredible mountain views, front porch areas and all sleep six people. Several camp sites to set up trailers or tents, plus lots of space to develop more camp sites. There is a natural spring up the hill side that provide pressured water to the 4 access points below. One is a sink set up and one an outdoor shower area. The spring runs year round. The barn and log house are wired for lights, but need a portable generator brought in to power up as no utilities to the site. Propane run the stove and refrigerator. Good corral system for horses. Trail system that will get you down to the Ghost River so you can ride west all the way to Banff park. Property has been leased out for 2- three week runs in the summer months with good income. Lots of Potential for growth. Has also been used for



weddings and family reunions. Spring fed water, corralls also in place. Definately winderness adventure at its best. Run your business in the one of the most beautiful parts of the country. Must be seen to be appreciated. Call to book a personal viewing today.

Built in 2000

Essential Information

MLS® #	A2059054
Price	\$695,000
Sold Price	\$675,000
Bathrooms	0.00
Acres	76.11
Year Built	2000
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	Trappers Hill Lodges
Subdivision	NONE
City	Rural Bighorn No. 8, M.D. of
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L 0L0

Interior

Heating	Wood, Wood Stove
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Exterior

Lot Description	Pasture, See Remarks, Treed, Views
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2023
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Date Sold	March 6th, 2024
Days on Market	261
Zoning	Forestry Reserve
HOA Fees	0.00

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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