

# \$1,750,000 - 53212 Range Road 172, Rural Yellowhead County

MLS® #A2153180

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 9.61 Acres

NONE, Rural Yellowhead County, Alberta

Moose Meadows RV Park is an all-season park located on a private & peaceful 9.61 acre parcel, just south of the Town of Edson. With long term, year-round & loyal repeat guests in place, this business has fantastic income with minimal expenses & upkeep. Current owner caters to long term guests, & there's an opportunity to grow the park with short term guests. The owners are celebrating their 21st year operating the park & are looking to hand the reins over to someone looking for a live/work lifestyle. Currently set up with 28 sites (12 fully serviced all-season sites, 10 sites with water, power & portable septic service, 6 sites with seasonal water, & provisions for power & portable septic service). Extensive underground infrastructure includes two-200 amp services that provide power to the individual 30 or 50 amp separately metered sites, 2 drilled wells with great water pressure & a Grundfos infrared filtration system that provides quality, potable water service to the sites via insulated & heat traced piping, 2 septic systems, & high speed wireless internet throughout the park. There's a propane powered generator that provides back-up power to the residence, shop & the all-season sites. Outbuildings include a shower house/laundry facility, 2 power houses with the meters to each site, 2 sheds, a sea can & a tarp shed. Owner/Manager living quarters includes a 1,525 sq. ft. nicely updated



3 bedroom, 2 bathroom residence. The park office is located in one of the bedrooms & has exterior access that's separate from the main living area. There's a 32' x 32' garage with 10' walls & propane heat, a yard area, a hot tub & the recent addition of a 42' x 60' metal clad, insulated & heated shop with 2 indoor bi-fold commercial grade doors (1-16' wide, 1-12' wide & both 15'6" high). The property perimeter treeline provides privacy throughout the park & there's dust control on the county road on the front of the park. Landscaped & nicely maintained grounds, well built gravel roads throughout the park & gravel RV pads at each site. Groomed trails for walking or exercising the dog. Loads of potential for expanding the park & on-site amenities. There's a spot to accommodate an RV storage area & land for more RV sites. The front of the property hosts a park for the kids complete with a playset & there's room to develop it further with more amenities such as a games area, mini-golf, community BBQ area or even a pool/spa area. Opportunity awaits for a great family run or retirement business, or as an addition to an existing career as with a couple of hours work per day, the rest takes care of itself! Perfect for the extended family as a second residence can be added to the property without subdividing (with County approval). Located 2km off Highway 16 just south of the Edson Golf Club and 3km north of the McLeod River, 2 hours West of Edmonton and 2 hours East of Jasper. This fantastic business opportunity is turnkey & financially self sufficient. Info pack available.

Built in 2001

## Essential Information

MLS® #

A2153180

|            |             |
|------------|-------------|
| Price      | \$1,750,000 |
| Bathrooms  | 0.00        |
| Acres      | 9.61        |
| Year Built | 2001        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53212 Range Road 172    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3E2                 |

### Amenities

|           |                                                                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, High Speed Internet Available, Natural Gas Connected, Phone Connected, Propane, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None                    |

### Exterior

|                 |                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------|
| Lot Description | Near Golf Course, Irregular Lot, Low Maintenance Landscape, Landscaped, Level, Many Trees, Private, Yard Lights |
| Roof            | Asphalt Shingle                                                                                                 |
| Construction    | Vinyl Siding, Wood Frame, Wood Siding                                                                           |
| Foundation      | Block, Poured Concrete, Wood                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2024 |
| Days on Market | 372             |
| Zoning         | RD              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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