



16211 Township Road 534 , Rural Yellowhead County, Alberta - \$699,900



Main Photo

Property Description

Great Opportunity to live in and own and operate a campground if desired, bordering the Wolf Creek along the SE side of the property and only 12 minutes from Edson "Wild Rose Campground". 32 campsites (22 sites are serviced with water and power and have picnic tables and firepits, pull through sites, and 8 tenting sites with water source close-by, outhouses, a washhouse and a cabin/office. There is also a spot for a non permanent structure such as a park model/mobile/cabin (water/power/sewer hookup/artisian well ready to hookup). The main house is a one and half storey and built around 2018 partially log, one and a half bathrooms, (needs some inside finishing touches i.e. paint). Upper floor has front and back decks to enjoy the views, wildlife and creek. Metal Quonset Shop/Garage is 30x50 with concrete floor, and heated,

12' power door, some drill stems for extra roof support. There is also a Mechanic Shop, 30x50, 2 doors, concrete floor, sump, overhead heat, office with water power and sewer. The property has received County approval to operate as a "serviced" campground.

REALTOR Referral



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