

# \$140,000 - 7, 32380 Range Road 55, Rural Mountain View County

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MLS® #A2224559

**\$140,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.23 Acres

N/A, Rural Mountain View County, Alberta

If you've been searching for the perfect getaway surrounded by nature, just minutes from Sundre and a little over an hour from Calgary, look no further than Site #7 at Arowen Campground. This is your opportunity to own a peaceful, private retreat that's ready to enjoy from day one.

Nestled in a tranquil and wooded setting, Site #7 comes fully equipped with a 40' 1997 Fleetwood trailer featuring a 3'x12' slide-out for added living space, plus an additional 2'x8' slide-out in the bedroom. Attached to the trailer is a professionally built, fully insulated 8'3"x37'9" addition, covered entirely by a durable roof that spans both the trailer and the addition - perfect for year-round shelter.

You'll love relaxing in the 15' screened gazebo or storing your gear in the spacious 7'6" x 11'5" shed. Inside, the cozy addition, built by a contractor, offers warmth from a propane heater and is surrounded by windows on three sides so you can fully immerse yourself in the beauty of the surrounding landscape. The unit comfortably sleeps four or more, with ample space in the addition for guests.

Included in the sale are numerous extras: all indoor and outdoor furnishings, a propane tank, firewood and fire pit, outdoor furniture, and more. Everything you need to enjoy your



time in the great outdoors is already here.

**Essential Information**

MLS® #	A2224559
Price	\$140,000
Bathrooms	0.00
Acres	0.23
Type	Land
Sub-Type	Residential Land
Status	Active

**Community Information**

Address	7, 32380 Range Road 55
Subdivision	N/A
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

**Amenities**

Amenities	Clubhouse, Park, Visitor Parking, RV/Boat Storage
Waterfront	River Access

**Exterior**

Exterior Features	Fire Pit, RV Hookup, Storage
Lot Description	Backs on to Park/Green Space, Level, Low Maintenance Landscape, Close to Clubhouse, Gazebo, Near Golf Course, Private, Seasonal Water, Wooded

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	1 - P-PR
HOA Fees	750
HOA Fees Freq.	ANN

**Listing Details**

Listing Office

Coldwell Banker Vision Realty

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