

\$120,000 - 47, 19432 710 Township, Rural Big Lakes County

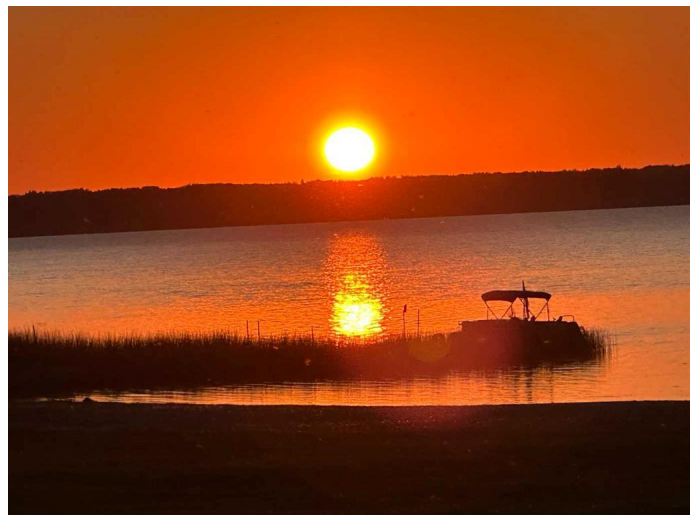
MLS® #A2229857

\$120,000

0 Bedroom, 0.00 Bathroom,
Land on 0.11 Acres

NONE, Rural Big Lakes County, Alberta

Welcome to Snipe Lake RV Resort, where your lakeside dreams come true! Just a 90-minute jaunt from Grande Prairie, this 83-acre hideaway on Snipe Lake's south shore is your ticket to tranquility. Whether you're a family craving a getaway, a retiree seeking solace, or a fishing fanatic, your quest ends here! Simply back in your RV and let the good times roll! Enjoy breathtaking sunsets from your massive 2-tier composite deck, complete with sturdy metal railings and gates perfect to keep the kids and fur-babies in sight. The upper deck stretches out to a spacious 528 sq. ft., while the lower deck offers 386 sq. ft. with a versatile 24x6'3" outbuilding. Storage, a cozy bunkhouse, or your dream outdoor kitchen—the choice is yours! This haven comes with guidelines and bylaws to safeguard your slice of paradise, zoned for axles and wheels—not fixed buildings. You get full ownership, not just a long-term lease, and is fully transferable. The resort features a private boat launch, dock, year-round RV and boat storage, as well as a playground, beach, walking paths and so much more—all managed by the on-site team. The resort entrance is microchip-activated with a security system and diligent caretakers so peace of mind is part of the package. For just \$1400 + GST annually, enjoy water, sewer, electricity (50 amp), and all common area upkeep. Say goodbye to searching for campsites, wasting



fuel, and dragging your RV back and forth on your days off! Donâ€™t miss this golden opportunity! (RV trailer not included).

Essential Information

MLS® #	A2229857
Price	\$120,000
Bathrooms	0.00
Acres	0.11
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	47, 19432 710 Township
Subdivision	NONE
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0H3H0

Amenities

Amenities	Beach Access, Boating, Picnic Area, Playground
Waterfront	Lake Front

Exterior

Lot Description	See Remarks
-----------------	-------------

Additional Information

Date Listed	June 11th, 2025
Days on Market	52
Zoning	REC
HOA Fees	1400
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.