

MLS # A2188866**Rural Wetaskiwin No. 10, County of, Alberta****\$3,500,000****Division:** Rural Wetaskiwin No. 10, County of**Type:** Hotel/Motel**Bus. Type:** Hotel/Motel ,Mobile/Trailer Park**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 10,000 sq.ft.**Zoning:** DC**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 79.00 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** Seller to Provide Equipment List

Beautiful, Modern RV Campground with Hotel – Just 1 Hour from Edmonton Discover this newly built, upscale RV campground and hotel situated on 80 acres of pristine land, offering the perfect blend of luxury and outdoor adventure. Located only an hour from Edmonton, this property is a rare investment opportunity with significant growth potential. Property Features • Hotel & Suites: • Modern 12-room upscale hotel. • Includes 2 manager suites for on-site management. • RV Campground: • 60 large, well-serviced RV sites, fully levelled and landscaped. • Approved expansion for 33 additional full-service sites. • Low-maintenance, turnkey operation. • Amenities: • Award-winning washrooms and a new laundry facility. • Huge playground and off-leash dog park. • 1-acre stocked fish pond with surrounding recreational space. • Beach volleyball court, horseshoe pit, and a disc golf course • Two new pickleball courts planned for summer 2025. • Nearby Attractions: • Minutes from top-tier golf courses, Edmonton International Airport, Edmonton International Raceway, and local shopping and dining. • Close to sports facilities and Alberta’s renowned museums and historical sites. Why Invest? This property combines upscale amenities with outdoor recreation, attracting families, couples, and travellers. It offers incredible potential to grow with the additional approved RV sites and upcoming amenities, all within a thriving market. Whether you’re looking for a profitable business opportunity or an investment with room to expand, this campground and hotel is a turnkey operation that requires minimal maintenance while providing maximum returns. Don’t miss this chance to own a premier RV resort in Alberta’s booming

recreational and tourism sector.