

# \$115,000 - 8, 73014 Highway 591, Caroline

MLS® #A2202415

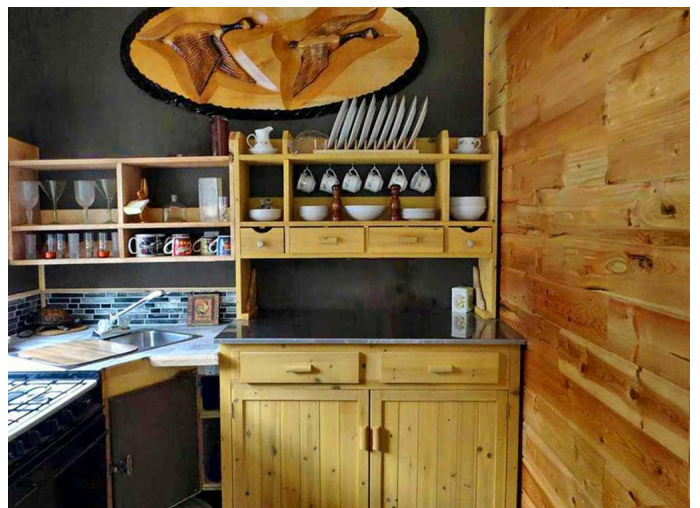
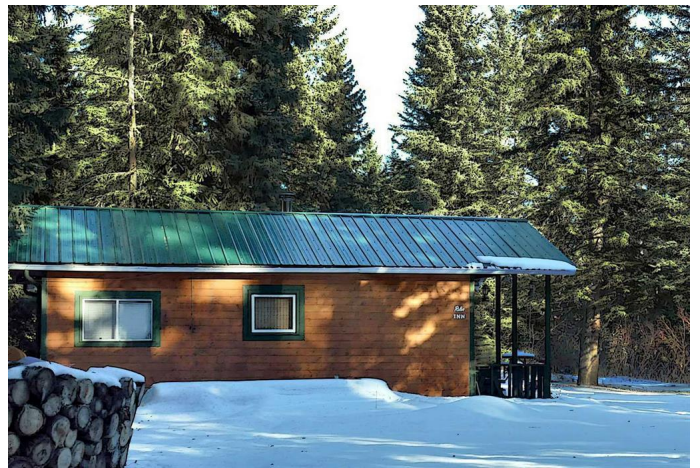
**\$115,000**

1 Bedroom, 1.00 Bathroom, 398 sqft

Residential on 1.00 Acres

NONE, Caroline, Alberta

This is your opportunity for all your outdoor adventures! Tucked away at the back of a peaceful campground, this unique 1+ acre recreational property offers the perfect getaway for nature lovers and outdoor enthusiasts. Surrounded by mature trees, this secluded and private lot is your personal retreat in the heart of the West Country. This cozy rustic off-grid cabin is located just outside Caroline, AB. Enjoy your free time in a quiet, remote area where you can enjoy campfires, indoor/outdoor cooking, and spending time with your family & friends. This campground is a beautiful, safe, secure and family orientated facility. It is located to numerous lakes & rivers including: Phyllis, Alford, Swan, Tay, Clearwater and Raven River. Onsite amenities include a private 9-hole par 3 golf course, bathroom & shower house, propane, firewood, playground and 5km of roads for walking or bike riding within the campground. Access the great outdoors right from the campground where you can access multiple quad trails & walking paths. The new owner will assume the remaining 78-year lease. The main cabin (18 x 20) comes fully furnished and has a kitchen, living area, and bedroom. The unfished guest cabin (16 x 18) comes complete with a set of bunk beds and extra bed. Both cabins are equipped with power & heating. There is a new outhouse with RV toilet and septic setup. There are an additional 2 sheds. One for storage and the 2nd shed has a spot to secure your firewood (This shed is 16 x 8). There is a



campground washhouse that is equipped with pay showers (\$2/4 minutes), flush toilets, and wash sinks. Invite your family & friends to join you and they can book to stay at the group sites. The cabin is fully furnished and move-in ready to enjoy. It's powered by Solar panels/batteries and a generator (included), and a propane fridge, stove, and heater. Turn on the cozy wood burning stove for chilly evenings. There is a spacious outside fire pit area. There is also room to park 2 RVs on the property. \*\*\*\*PLEASE NOTE\*\*\*\* This cabin is on a privately leased lot with a 78-year lease. This means you do not own the land outright, but you have long-term exclusive rights to use it. The lease is private, not government owned and is fully transferrable to the new owner (\$1,000+ gst) There are also annual lease fees of approximately \$1,900. There are approx 125 leased lots throughout the campground. This is a recreational property, the period of occupancy of leased lots is not to exceed 60 consecutive days or 150 total days per year and is not permitted to be a full-time residence. Because it's leasehold land, a traditional mortgage is not available. Talk to your lender or mortgage broker about your options. \*\*\*\*

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2202415      |
| Price          | \$115,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Half Baths     | 1             |
| Square Footage | 398           |
| Acres          | 1.00          |
| Type           | Residential   |
| Sub-Type       | Recreational  |
| Style          | Cottage/Cabin |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8, 73014 Highway 591 |
| Subdivision | NONE                 |
| City        | Caroline             |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T0M0M0               |

## Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 2                 |
| Parking        | RV Access/Parking |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)                              |
| Appliances        | Built-In Oven, Built-In Refrigerator        |
| Heating           | Baseboard, Propane, Solar, Wood Stove, Wood |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning Stove                          |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Storage              |
| Lot Description   | Creek/River/Stream/Pond, Treed |
| Roof              | Metal                          |
| Construction      | Wood Siding                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | March 14th, 2025     |
| Days on Market | 57                   |
| Zoning         | Parks and Recreation |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Cascade Realty |
|----------------|-----------------------|

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