

ASKING PRICE: \$197,900

COMPLETE TURNKEY PACKAGE

Turnkey RV Retreat For Sale

Water Valley RV Park, Alberta

Quiet. Beautiful. Private. Fully Equipped. Ready to Enjoy. Only about 45 minutes from northwest Calgary — close enough for easy weekend escapes, yet far enough away to feel like a true retreat.



More Than an RV Lot

This is a fully developed recreational retreat where virtually everything has already been done for you. Located in the secure, quiet, and scenic Water Valley RV Park, this well-developed site offers an opportunity to simply arrive, settle in, and start enjoying the RV lifestyle.

As owners, we have intentionally developed this property to provide comfort, privacy, functionality, and outstanding outdoor living — whether enjoying a quiet morning coffee, entertaining family and friends, or simply relaxing in the peaceful, treed surroundings of Water Valley.

The entire property and its extensive improvements are offered together for one all-inclusive price of **\$197,000**.

Why Water Valley?

- ~45 minutes from northwest Calgary
- Quiet, scenic, and private setting
- Private, secure RV park with 42 sites
- Treed surroundings for natural beauty
- Perfect for weekends or full seasons
- Everything already built and ready

Your Interest in Water Valley RV Park

The acquisition includes a comprehensive leasehold and corporate interest, giving you long-term security and peace of mind.

1 Corporate Share

One (1) share in 2398705 Alberta Limited, operating as the Water Valley RV Park Corporation.

2 20-Year Site Lease

Assignment of the existing 20-year site lease, providing immediate, renewable long-term occupancy rights.

3 Renewable Terms

Renewable for an additional 25 years, followed by automatic 25-year renewals thereafter, subject to lease terms.



LUXURY FIFTH WHEEL

LESS THAN 200 KM TRAVELLED

2021 Keystone Montana 3123RL

Luxury Fifth Wheel – Less Than 200 km Travelled

At the heart of the retreat is a beautiful one-owner **2021 Keystone Montana 3123RL** luxury fifth-wheel trailer. The highly regarded 3123RL features a spacious rear-living floor plan designed for extended comfort and residential-style living. It provides the comfort and functionality of a well-appointed seasonal home while retaining the flexibility of a premium fifth wheel.

3 Slide-Outs

Maximizing interior space and livability.

King Master Bedroom

Private front bedroom with king-sized bed.

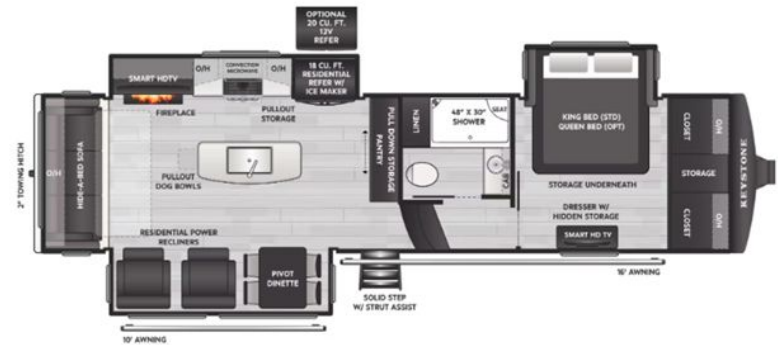
Residential Kitchen

Full kitchen with large centre island.

Rear Living Area

Spacious entertainment and relaxation space.

3123RL



Expansive Outdoor Living

This is not simply an RV sitting on a lot. Considerable time, care, and investment have gone into creating an attractive, comfortable, and exceptionally functional outdoor recreational property.



~750 sq. ft. Deck

Expansive treated-lumber decking for outdoor dining, lounging, and entertaining.



Dedicated Cook Shed

Outdoor kitchen — ready for everything from casual meals to dinner parties.



Weber BBQ & Grill

Both a Weber BBQ and Weber Grill included, perfect for outdoor cooking year-round.



500-Gallon Propane Tank

Large "pig" propane tank with fuel included — no running out mid-season.



The Grounds & Landscaping



Beyond the deck and cook shed, the property features thoughtfully established landscaping and generous private outdoor spaces that make every visit feel like a true escape.



Two Outdoor Storage Sheds

Ample storage for gear, tools, and seasonal equipment.



Charming Small Pond

A peaceful water feature adding natural beauty to the property.



Two-Seater Outdoor Swing

The perfect spot for a quiet morning or a relaxed evening outdoors.



Arrive. Unpack. Relax.

Imagine arriving at Water Valley for the weekend or the season and having little more to do than open the door, put your feet up and enjoy it.

Morning

Coffee on the deck, surrounded by the natural beauty of Water Valley.

Afternoon

A quiet afternoon of peace and privacy in your own treed retreat.

Evening

Dinner prepared in the cook shed or on the Weber, then visiting with family and friends.



Everything Included – One Price

\$197,000 Complete Turnkey Package

Rather than buying an undeveloped RV site and spending additional money and time adding a trailer, deck, outdoor kitchen, propane system, storage, landscaping, and recreational amenities — your major investments have already been made.



Corporate Share

One share in Water Valley RV Park Corporation



Long-Term Lease

20-year lease + renewable 25-year terms



2021 Fifth Wheel

Keystone Montana 3123RL, <200 km



~750 sq. ft. Deck

Treated-lumber decking, fully built



Cook Shed & Grills

Equipped outdoor cook area - Weber BBQ & Grill



Storage & Amenities

Two sheds, swing, pond, landscaping & 500 gallon propane "pig"

A Retreat Worth Seeing in Person

A distinctive, beautifully developed, and truly turnkey recreational retreat in the quiet surroundings of Water Valley RV Park. For someone who wants the enjoyment of a well-developed RV property without having to spend the next several years building one, this is an opportunity worth seeing in person.

45

Minutes from Calgary

Northwest Calgary to Water Valley

750

Sq. Ft. (Approx.) of Decking

Treated-lumber outdoor living space

<200

km on the Fifth Wheel

Like-new 2021 Keystone Montana 5th wheel

500

Gallon Propane Tank

Convenient

Private Viewings Welcome

\$197,000

Complete turnkey package — one all-inclusive price for the corporate share, long-term leasehold, luxury fifth wheel, and all outdoor improvements. Contact us today to arrange a private viewing and experience this exceptional rural retreat for yourself.

Contact

Jon

587-834-6060

Location

Water Valley RV Park

Alberta — ~45 min from NW

Calgary

Viewings

Private viewings available by appointment. Come see it in person.