

\$949,900 - Pt Se 10-50-2 W4, Blackfoot

MLS® #A2270825

\$949,900

0 Bedroom, 0.00 Bathroom,
Commercial on 16.00 Acres

NONE, Blackfoot, Alberta

There is no better opportunity in the marketplace for an owner operator or an investor to set themselves with terrific cash flow, and a great potential for future growth; purchase this well- established year-round campground, ideally situated midway between Edmonton and Saskatoon along the TransCanada Hwy 16. This campsite is only a 5 minute drive from the City of Lloydminster, a growing community with abundant oilfield related expansion, farming and an ever-increasing trading area which is transforming the community in to a retain hub. This campground continues to benefit from both long- and short-term contract employee stays as well those travelling and stopping in as they chase adventure down the highway. This campground is zoned commercial, and the property encompasses approximately 16 acres of land with some of the most well thought out low maintenance systems of roads and services as you will ever find in a competing campground property- no detail is left to chance, and the property has been set up for a seamless one-person operation. This campground serves daily, monthly or annual customers and is an easy commute for people working in the surrounding community. There are fixed structures included in the sale which includes a campground shower house/shop building, a campground community building with attached heated storage area and a pole shed cold storage building. The campground features a total of 96 campsites including- The



year round use campsites with full serviced water and sewer connections and electric power meters at each site and including a total of 6 drive through 15/30/50-amp sites with full water/sewer, 12 back in 15/30/ 50-amp sites with full water/sewer, and 27 back in 15/30-amp sites with full water and sewer. Additional unmetered sites designed for summer and/or overflow only use include 11 full 15/30-amp sites full water/sewer and 40 plus spots available with water and temporary power connections. In addition, there is RV storage areas licensed for up to 200 units and a newly developed graveled area for additional parking with potential for large equipment truck/trailer, group camping, overflow and similar uses. This campground was designed from initial concept to be a fully functioning and efficient operation- great opportunity!!

Note: Sale will be subject to completion of final subdivision- upon final subdivision a new legal description will be created. Final subdivision is estimated to be completed by the end of December 2025. Also Note: adjacent acreage home/garage on 10 acres, and additional farmland with approx. 49 acres can also be purchase at an additional cost to the buyer.

Built in 1980

Essential Information

MLS® #	A2270825
Price	\$949,900
Bathrooms	0.00
Acres	16.00
Year Built	1980
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	Pt Se 10-50-2 W4
Subdivision	NONE
City	Blackfoot
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 2S1

Additional Information

Date Listed	November 14th, 2025
Days on Market	3
Zoning	commercial

Listing Details

Listing Office	MUSGRAVE AGENCIES
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