

# \$2,400,000 - 51380a Rge Road 205, Rural Strathcona County

MLS® #E4464308

**\$2,400,000**

5 Bedroom, 3.00 Bathroom, 1,528 sqft

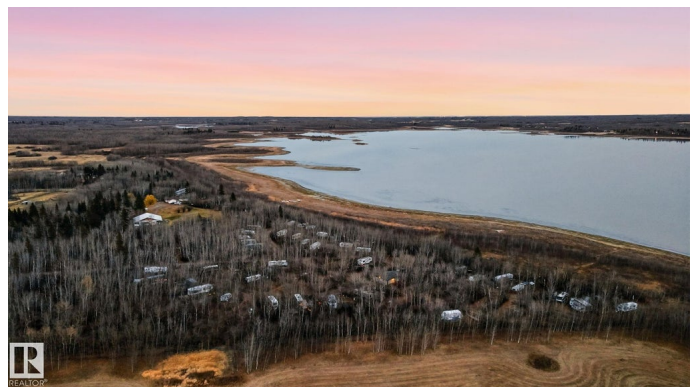
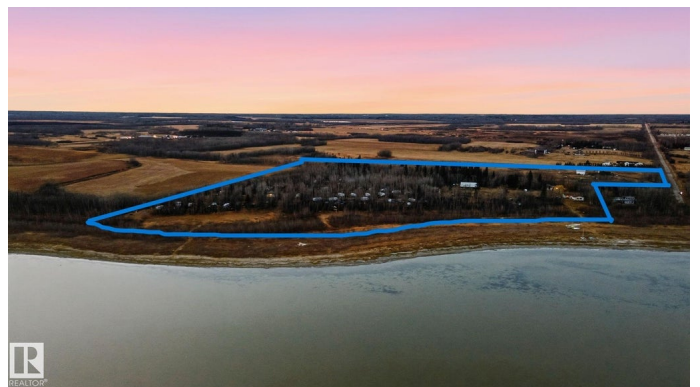
Rural on 19.50 Acres

None, Rural Strathcona County, AB

INVESTMENT OPPORTUNITY! Welcome to KAWTIKH Retreat and Campground! Only 25 minutes east of Sherwood Park off Wye Road. 20.5 acres of treed lakefront property on HASTINGS LAKE, with approved Area Structure Plan zoned SRR1. This RV RESORT has 58 sites with 15/30amp power and water, 2 houses, 3 cabins, a 2400 sq.ft. workshop, nice shower house, boat launch, and approval for further development! The 1538 sq.ft. MAIN HOUSE has a finished basement and heated DBL ATT garage. It has 5 beds, 3 full baths, 2 gas fireplaces, wet bar, plenty of living space, new furnace and HWT. The 1686 sq.ft. MANAGER'S HOUSE has a storefront, DBL ATT garage, 3 beds, 2 full baths, living room and kitchen. The cabins have their own kitchens, living room and bedroom. A very well maintained RV resort with a resident manager, a large field for gatherings, community firepit, walking trail and 40 repeat seasonal tenants! This sale includes another 1 acre of Titled lakefront property, tractor, 2 riding mowers, equipment, tools and more!!!

Built in 1999

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4464308               |
| Price          | \$2,400,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,528                  |
| Acres          | 19.50                  |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 51380a Rge Road 205     |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 1G3                 |

### Amenities

|          |                                                                                                                                                                                    |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Guest Suite, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, Wet Bar, Workshop, See Remarks, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Boating, Flat Site, Lake Access Property, Lake View, No Through Road, Picnic Area, Waterfront |

|              |                    |
|--------------|--------------------|
|              | Property           |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 80            |

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Listing information last updated on November 6th, 2025 at 12:02pm MST