

A RARE RECREATIONAL INVESTMENT OPPORTUNITY
FOR SALE , MINUTES FROM PIGEON LAKE

WOOD PINES RV RESORT

472044A, RANGE RD 23, WINFIELD, AB

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WOOD PINES
RV Resort

Where Friends Become Family!

KPLI
GLOBAL

WOOD PINES RV RESORT

472044A, RANGE RD 23, WINFIELD, AB

SIZE **160 ACRES**

OWNER'S HOME **1,460 SF**
2 BEDROOMS + LOFT / 2 FULL BATHS

COMMUNITY HALL **780 SF**
W/ BAR, KITCHEN, & SHARED WASHROOMS

SHOP **ZONING**
42' X 25' ON CONCRETE SLAB *RECREATIONAL*

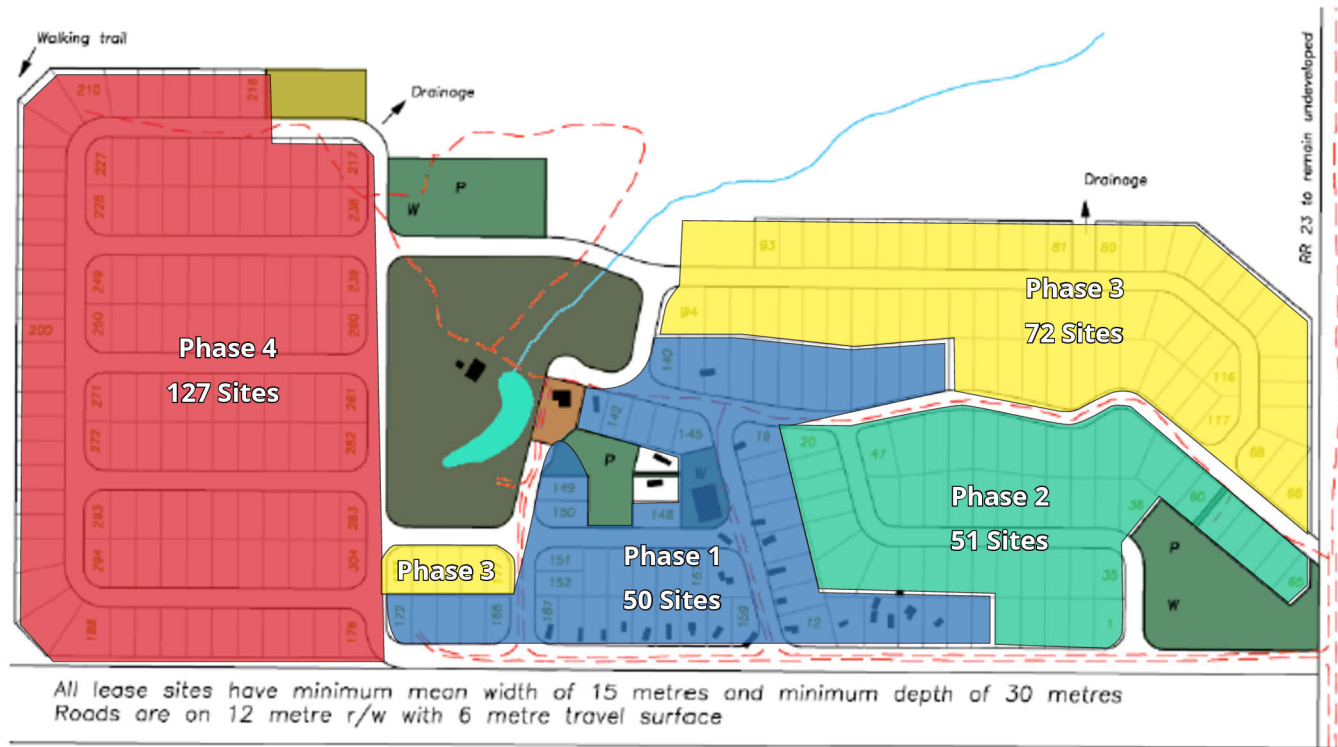
Tucked into 160 treed acres in Wetaskiwin County, Wood Pines RV Resort offers the rare chance to live, work, and play in one of central Alberta's most loved destinations.

Wood Pines RV Resort offers the perfect blend of established operations and exciting growth potential. With 50 developed RV lease sites already welcoming guests, and Development Permits approved for 250 additional sites, the resort is poised for significant expansion. Featuring walking trails, common amenities, and generous site dimensions, Wood Pines is designed for those who value both community and the great outdoors.



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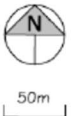


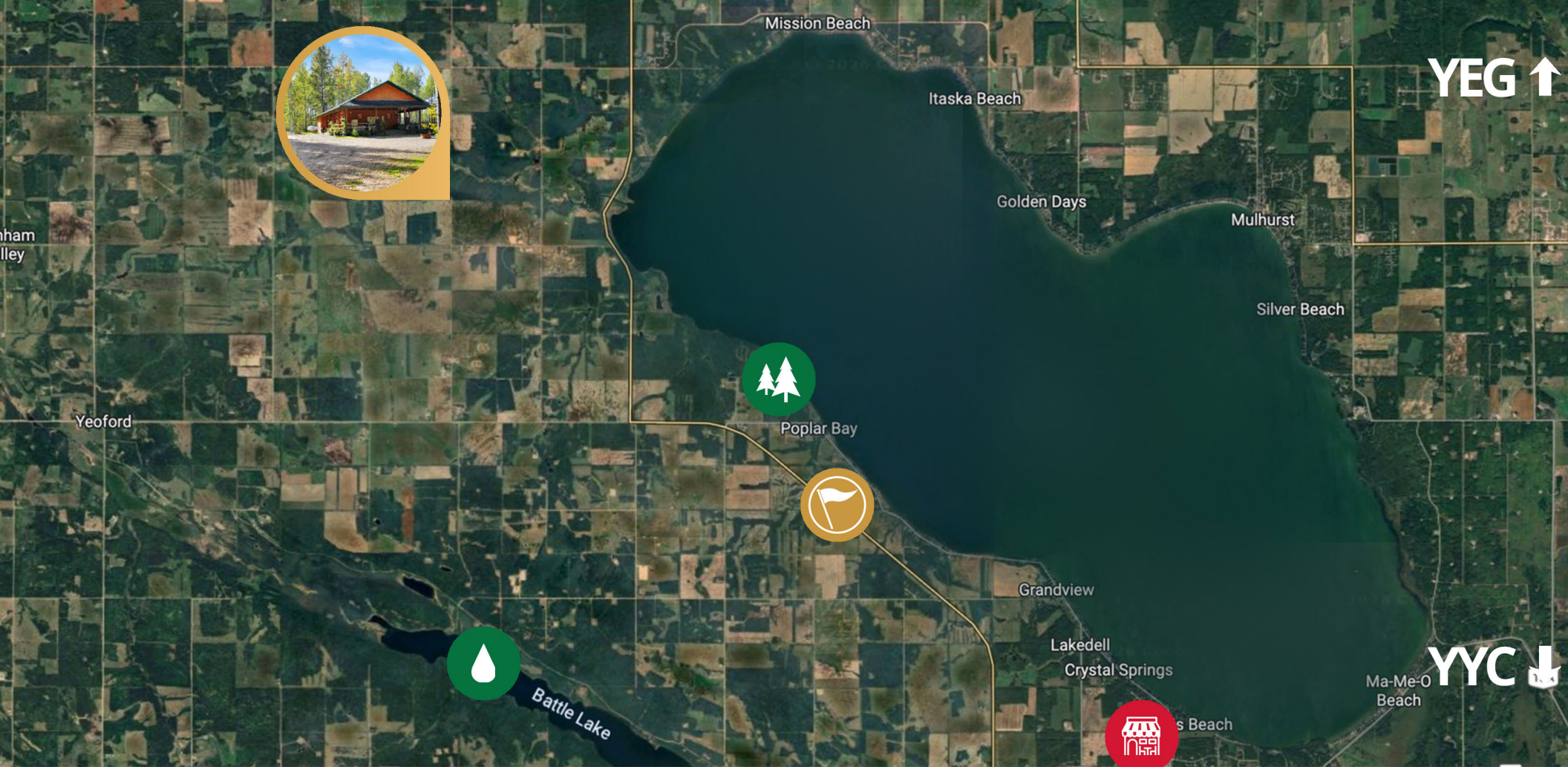
● Phase 1	50 RV developed and operational.
● Phase 2	51 RV approved for development but not yet constructed.
● Phase 3	72 RV approved for development but not yet constructed.
● Phase 4	127 RV approved for development but not yet constructed.
Total	300 RV Sites

Area Structure Plan Wood Pines RV Resort NE 16-47-2-5 Map 7 Proposed Campground Layout

Boundaries may be adjusted slightly
to accommodate existing site conditions

- Existing roads & trails
- Existing buildings and permanent RVs
- Guest area
- Maintenance compound
- Manager's residence
- Common facilities:
W Washroom
P Play area





★ Area Amenities

	PIGEON LAKE PROVINCIAL PARK	10 MIN DRIVE	10 KM
	WILLOW GREENS GOLF RESORT	12 MIN DRIVE	11 KM
	BATTLE LAKE	15 MIN DRIVE	16 KM
	THE VILLAGE AT PIGEON LAKE	20 MIN DRIVE	20 KM
YEG	EDMONTON	1 HR 30 MIN DRIVE	102 KM
YYC	CALGARY	2 HR 50 MIN DRIVE	264 KM

1.6M

POPULATION **WITHIN A 1HR DRIVE**

2,300+

PIGEON LAKE COTTAGES

96.7 km²

PIGEON LAKE SURFACE AREA

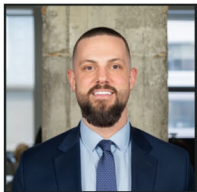
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GOLF COURSES WITHIN 20KM

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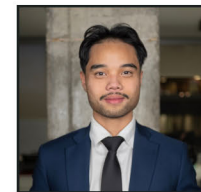
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