

Main Floor Exterior Area 3132.83 sq ft
Interior Area 3015.38 sq ft
Excluded Area 151.76 sq ft



PREPARED: 2026/05/20

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Sherwood Park Alberta

\$7,000,000

A Rare Multi-Use Income Property Minutes From Edmonton & Sherwood Park. 9.88 acres Zoned AG: General & 63.25 acres C6 - Recreation Commercial in the Land Use Bylaw. Campground + Residential + Rural Commercial Land Base on 73.14 Acres. Discover an exceptional opportunity to own a fully established campground paired with residential and rural commercial land all in one prime location just 10min from SE Edmonton and 15min from Sherwood Park. 4 Houses, 2 updated, XL Heated Shop 220V with oversized electric door, side door & upper mezzanine. A modified heated barn with kichenette, flushing toilets, coin showers & laundry. 2 Large Covered Outbuildings for Storage. 40 serviced sites with 15AMP & 30AMP. Room up to 400. Fresh Water Fill-Up. Dump Station. Flat, treed usable land with excellent sun exposure. Multiple revenue streams. Rare zoning flexibility. High-visibility highway frontage. This property is ideal for investors, agri operators, developers, or families seeking land with multiple income. As per Strathcona Land Use Bylaw:

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<https://silkavenue.ca/>



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