

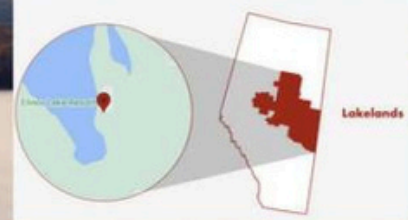
**FOR SALE**

**\$5,800,000**

## ELINOR LAKE RESORT

MATTHEWS  
LAKE

ELINOR LAKE



# ELINOR LAKE RESORT

65275 Rr 114A, County Of Lac La Biche, AB

### Property Description

Situated just 30 minutes from Lac La Biche, one of Western Canada's oldest and most vibrant towns, this development spans approximately 200 acres, including green space and around 600 lots.

The property itself is zoned DC3, and there is a land reserve located 30 meters from the shoreline.

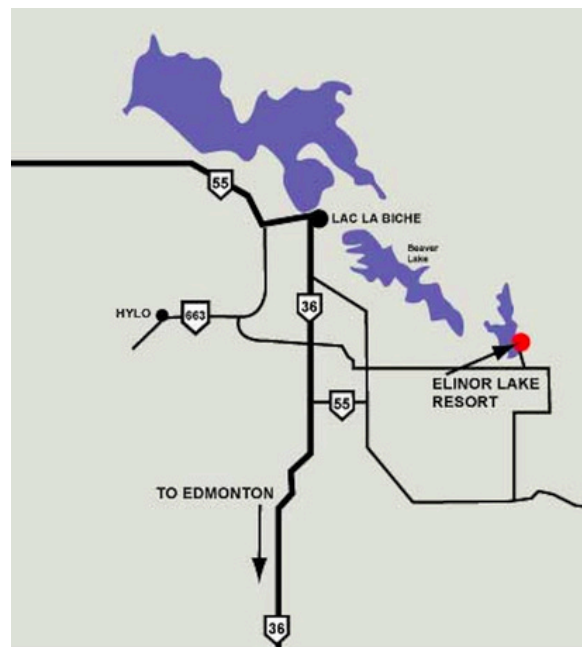
Options for ownership include purchase, leasing, or renting campsite lots and cabins.

- **Phase 1** features 168 lots, with 18 included in the sale.
- **Phase 2** offers 70 undeveloped lots, while
- **Phases 3 to 7** encompass roughly 368 lots in undeveloped areas.

The property boasts a mile of lakefront, a boat launch, a convenience store, laundromat, and shower facilities. Additional amenities include a quad wash, water station, and sanitation station.

Enjoy a network of trails for activities like ice fishing, cross-country skiing, and snowmobiling.

The location provides easy access from Edmonton, Fort McMurray, and Lakeland Provincial Park.



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**Mortgage Calculator**

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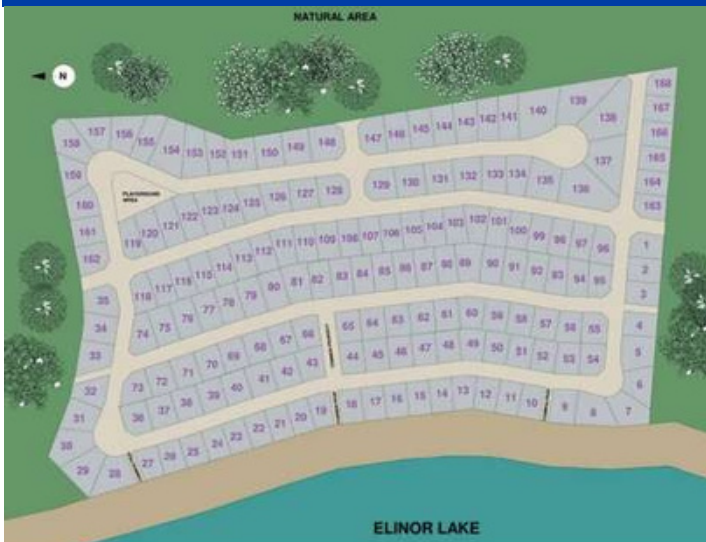
**Lots 170-183  
ALL LOTS SOLD**

<b>Legal</b>	Plan: 0825293 Lots: 170-183
<b>Zoning</b>	DC3
<b>Status</b>	Bare land Condos : SOLD

**Total Lot Sites ±425 Lots  
(INCLUDING EXPANSION)**

<b>Legal</b>	Plan: 0825293-3, Unit C
<b>Services</b>	No power or water
<b>Status</b>	Camp / RV Sites are included in the sale of property.

**BARE LAND CONDO LOTS 1-168**



<b>Legal</b>	Plan: 0825293, Lots: 1-168
<b>Services</b>	Fully serviced
<b>Status</b>	Lots included in the sale of property = 18

**OFFICE AND STORE: UNIT 185**



<b>Legal</b>	Plan: 0825293, Unit:185
<b>Services</b>	Fully serviced
<b>Status</b>	Included in the sale of property.







Click here  
YOUTUBE Video!



Click here for  
Google Earth



Click here DC3  
ZONING USES

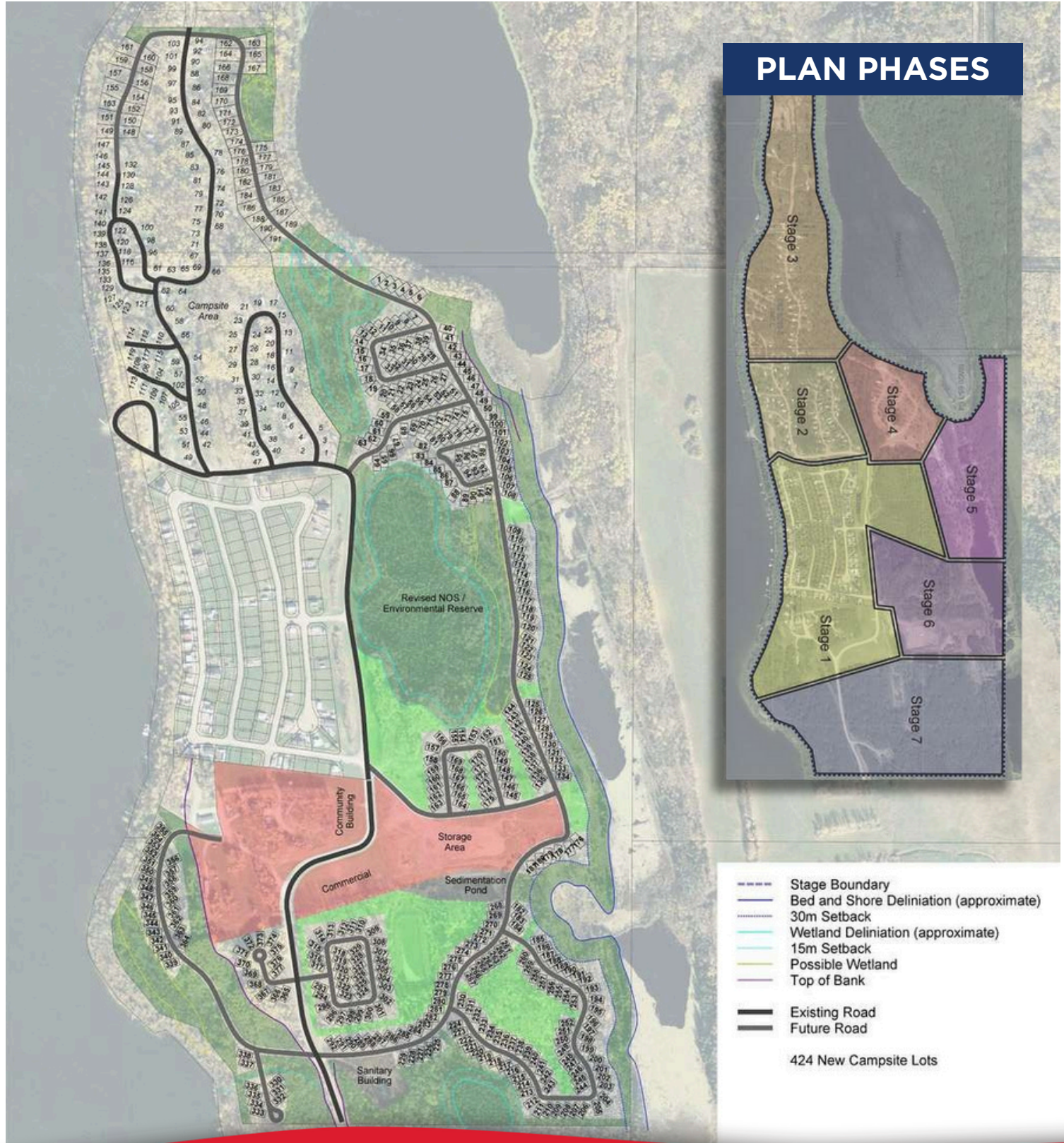


Click here AREA  
STRUCTURE PLAN PDF



Click here  
SURVEY Map PDF

# AREA STRUCTURAL PLAN PROPOSAL:



## PLAN PHASES



- Stage Boundary
- Bed and Shore Deliniation (approximate)
- 30m Setback
- Wetland Deliniation (approximate)
- 15m Setback
- Possible Wetland
- Top of Bank

- Existing Road
- Future Road

424 New Campsite Lots



# DETAILS:

## **BARE LAND CONDO LOTS:** 18 lots included in the Sale

Value: \$67,000-\$89,00

- Service for Water, Power, Sewer, Gas
- Lots are owned privately
- Common areas include roadways, water, sewer, dumping station
- Condo Association: Elected Board by Condo Members
- Condo Fees: \$1600 per year
- Construction of new Buildings must adhere to County Regulations

## **LEASED LOTS:** 200 lots

Value: \$4,250 plus GST annually

- Located in the Seasonal Area
- Seasonal Campsite total expansion of 425 Lots (leased from May 1 to April)
- 30 i.e. year round
- Sites are all accessible year round
- No water service, 50 lots being serviced with electrical in 2025



## **UTILITIES:**

- 15-16 yrs old, plastic pipes, built to Municipal standards .
- Water Plant - Modular, privately owned& Expandable.
- Water Permits will handle Entire Expansion of the Resort.
- Approved Water Plant includes 2 water licenses which draw water from the lake.
- Weekly water samples are sent for testing.
- Additional modules required for future expansion.
- No County Hook Up Charges.
- 2009 water construction plans. Water to phase 2 at the boat launch. Main water line is 6".
- Current trickle system with Ample Water. Stubbed off @ the entrance of Phase2.
- Cost of addition lots estimated at \$3200+/- per lot
- Each Owner pays \$800 per year as Water Expense to Condo Association.

### **SEWER PLANT**

- Privately Owned; Expandable.
- No County Hook Up Charges.

### **POWER**

- All Underground.
- Power comes as far as MAP marker.

### **GAS**

- Main gas comes as far as MAP marker.

### **FIRE**

- Mobile Fire Unit located in the Shop.
- Sea can holds Fire Fighting Equipment.

### **SANITATION DUMP**

- Located near Existing Store.

### **EXPANSION**

- Modular Plant System can handle an Estimated 600 Lots; including a 100 Room Hotel.

## LOTS INCLUDED:

The following legal descriptions form **PART** of the Listing agreement: **Plan 0825293**

- Unit 41
- Unit 43
- Unit 47
- Unit 63
- Unit 65
- Unit 67
- Unit 70
- Unit 75
- Unit 76
- Unit 79
- Unit 80
- Unit 83
- Unit 89
- Unit 91
- Unit 92
- Unit 94
- Unit 95
- Unit 185
- Unit C

## LOTS EXCLUDED:

The following legal descriptions are **EXCLUDED** from the Listing agreement: **Plan 0825293**

- Lot 1-40
- Lot 42
- Lot 44-46
- Lot 48-62
- Lot 64
- Lot 66
- Lot 68-69
- Lot 71-73
- Lot 77
- Lot 81-82
- Lot 84-86
- Lot 88
- Lot 90
- Lot 93
- Lot 96-168

## CONTACT:

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