

28951 N Parks Hwy, Trapper Creek, Ak 99683 Historic
Chulitna River Lodge
28951 N Parks HWY
Trapper Creek, AK 99683

\$2,450,000
10.2± Acres
Matanuska-Susitna County



28951 N Parks Hwy, Trapper Creek, Ak 99683 Historic Chulitna River Lodge
Trapper Creek, AK / Matanuska-Susitna County

SUMMARY

Address

28951 N Parks HWY null

City, State Zip

Trapper Creek, AK 99683

County

Matanuska-Susitna County

Type

Business Opportunity, Commercial, Recreational Land, Lakefront, Hunting Land

Latitude / Longitude

62.8231 / -149.9114

Taxes (Annually)

\$790

Bedrooms / Bathrooms

8 / 6

Acreage

10.2

Price

\$2,450,000



PROPERTY DESCRIPTION

HISTORIC CHULITNA RIVER LODGE

DENALI CORRIDOR | TRAPPER CREEK, ALASKA

A Once-in-a-Lifetime Alaskan Wilderness Retreat & Income-Producing Legacy Property

28951 Parks Highway | Trapper Creek, Alaska | Denali State Park

3-D TOUR

A Historic Alaskan Landmark, Fully Restored and Ready for Its Next Chapter

Historic Chulitna River Lodge has been thoughtfully and extensively restored from the ground up, preserving its historic character while incorporating the infrastructure, amenities, and modern comforts today's guests expect. Years of vision, craftsmanship, and investment have transformed this iconic property into a turnkey hospitality destination that is ready for immediate operation.

For the right owner, the work is already done. The restoration is complete, the property has been reestablished as a premier wilderness retreat, and the foundation is firmly in place for future success. Rather than taking on a renovation project, the next steward of Historic Chulitna River Lodge has the rare opportunity to step into a fully realized asset and focus on what comes next building a thriving business, creating unforgettable guest experiences, and expanding upon the property's extraordinary potential.

Whether envisioned as a luxury lodge, destination resort, event venue, corporate retreat, or legacy family investment, this is a property where the next chapter begins on day one.

The restoration is complete. The opportunity is just beginning.

ALASKA'S PREMIER TURNKEY WILDERNESS LODGE, ADVENTURE DESTINATION & LEGACY INVESTMENT OPPORTUNITY

Nestled along the world-famous Parks Highway in the heart of Alaska's Denali tourism corridor, Historic Chulitna River Lodge represents a rare opportunity to acquire a fully renovated hospitality destination surrounded by some of the most breathtaking wilderness landscapes in North America.

Positioned between Anchorage and Fairbanks and adjacent to Denali State Park, this remarkable property combines luxury accommodations, commercial potential, aviation accessibility, and world-class outdoor recreation into one extraordinary offering.

Whether envisioned as a destination lodge, corporate retreat, event venue, family compound, tourism operation, or legacy investment, Historic Chulitna River Lodge delivers an experience unlike any other.

PROPERTY HIGHLIGHTS

Turnkey Hospitality & Income-Producing Opportunity

- Established lodging destination in Alaska's premier tourism corridor
- Multiple guest accommodations capable of hosting large groups



- Extensive renovations and upgrades completed throughout the property
- Proven vacation rental and hospitality income potential
- Adjacent airstrip access for private aircraft and fly-in guests
- Year-round accessibility via the Parks Highway
- Northern Lights viewing opportunities
- Exceptional mountain, lake, and wilderness views
- Corporate retreat, wedding venue, and event hosting potential
- Rare combination of recreation, hospitality, and investment appeal

CABINS-IMPROVEMENTS

Signature Lodge & Guest Accommodations Multiple Accommodations Featuring Approximately 11 Bedrooms and 6+ Bathrooms with Capacity for 31+ Guests

There are currently 9 dwellings available to rent, and Bunker Lodge also offers common areas for all guests:

Anna's 2-Story with Eagle's Nest

Originally built in **1972**, **Anna's 2-Story with Eagle's Nest** is a spacious **2,800-square-foot, three-story log home** featuring **3 bedrooms** and accommodations for **8-10 guests**. Sleeping arrangements include **two queen beds, one king bed, and two sofa sleepers**, with cots available upon request. The home offers **two full bathrooms**, one half-bathroom, **laundry facilities**, a **full kitchen, dining area**, and a large **great room with picture windows** showcasing the surrounding scenery. Additional living space includes a **den/bedroom**, a **dry sauna with shower**, and the elevated **Eagle's Nest**, which provides panoramic views of the lake and surrounding mountains.

Constructed with **log construction on conventional flooring**, the home underwent extensive updates between **2022 and 2023**, including a **new metal roof, electrical, plumbing, and HVAC systems**. The property is serviced by a **new deep-water well** and **septic system**.

Property Features

- Built in 1972
- 2,800 sq ft
- Three-story log construction
- 3 bedrooms
- Sleeps 8-10 comfortably
- Two queen beds
- One king bed
- Two sofa sleepers
- Cots available upon request
- 2 full bathrooms
- One half bathroom
- Laundry facilities
- Full kitchen
- Dining area
- Great room with large picture windows
- Den/bedroom
- Dry sauna with shower



- Eagle's Nest with panoramic lake and mountain views
- New deep-water well
- Septic system
- Propane range
- Toyo heaters
- Boiler system heat
- Metal roof, electrical, plumbing, and HVAC updated in 2022-2023

Shunem Cottage

Originally built in **1974**, **Shunem Cottage** is a **400-square-foot, single-story cottage** featuring **one bedroom** and accommodations for **up to 2 guests** with **one queen bed**. The cottage includes a **private bathroom** and access to **two additional full bathrooms** located in the common area of Bunker Lodge. Constructed with **wood-frame construction on conventional flooring**, the cottage has been substantially updated between **2022 and 2023**, including a **new metal roof, electrical, plumbing, and HVAC systems**. The property is serviced by a **new deep-water well** and **septic system**.

Property Features

- Built in 1974
- 400 sq ft
- Single-story cottage
- 1 bedroom
- Sleeps 2
- One queen bed
- Private bathroom
- Access to two additional full bathrooms in Bunker Lodge
- Wood-frame construction on conventional flooring
- New deep-water well
- Septic system
- Propane range
- Propane fireplace heater
- Metal roof, electrical, plumbing, and HVAC updated in 2022-2023

Bunker Lodge Apartment

Originally built in **1974**, this **2,200-square-foot, single-story log building** houses the **Bunker Lodge Apartment** features **1 bedrooms** and comfortably **sleeps 4 guests** with **two queen beds**. Guests enjoy a **private bathroom** plus access to **two additional full bathrooms** in the common area, along with access to the lodge's **shared kitchen and living room**. The property has been substantially updated between **2022 and 2023**, including a **new metal roof, electrical, plumbing, and HVAC systems**.

Property Features

- Built in 1974
- 2,200 sq ft
- Single-story log construction
- 12 bedrooms
- Sleeps 4
- Two queen beds
- Private bathroom
- Access to two additional full bathrooms
- Shared kitchen and living room
- Laundry room
- New deep-water well



- Septic system
- Propane range
- Toyo heaters
- Boiler system heat
- Metal roof, electrical, plumbing, and HVAC updated in 2022-2023

Bunker Lodge (Common Areas)

Originally built in **1974**, **Bunker Lodge** is a **2,200-square-foot, single-story log structure** that serves as the central gathering place for guests staying throughout the property. In addition to housing guest accommodations, the lodge provides a variety of shared amenities available to all cabin guests. Constructed with **log construction on conventional flooring**, the lodge underwent extensive updates between **2022 and 2023**, including a **new metal roof, electrical, plumbing, and HVAC systems**. The property is serviced by a **new deep-water well** and **septic system**.

The common areas include a **full kitchen and dining area, laundry facilities, two full bathrooms**, and a **sunroom/meeting room** equipped with a coffee pot. Guests also have access to a **desk with computer and printer**, making the lodge a convenient hub for both relaxation and productivity.

Trapper Bunk Room

Originally built in **1974**, this **2,200-square-foot, single-story log building** houses the **Trapper Bunk Room, a bedroom** area which comfortably **sleeps 4 guests** with **two queen beds**. Guests enjoy access to **two additional full bathrooms** in the common area, along with access to the lodge's **shared kitchen and living room**. The property has been substantially updated between **2022 and 2023**, including a **new metal roof, electrical, plumbing, and HVAC systems**.

Property Features

- Built in 1974
- 2,200 sq ft
- Single-story log construction
- 1 bedroom
- Sleeps 4
- Two queen beds
- Access to two additional full bathrooms
- Shared kitchen and living room
- Laundry room
- New deep-water well
- Septic system
- Propane range
- Toyo heater
- Boiler system heat
- Metal roof, electrical, plumbing, and HVAC updated in 2022-2023

Lake View Primitive Cabin

Originally built in **1970**, the **Lake View Primitive Cabin** is a cozy **300-square-foot, single-story log cabin** featuring **one bedroom** and accommodations for **up to 2 guests** with **one queen bed**. This dry cabin offers a rustic retreat while providing access to **two full bathrooms** located in the common area of Bunker Lodge. Guests also have use of a **gas oven** for meal preparation.

Constructed with **log construction on conventional flooring**, the cabin received significant updates between **2022 and 2023**, including a **new metal roof, electrical system, and HVAC improvements**. The cabin is heated with a **Toyo heater** for year-round comfort.



Property Features

- Built in 1970
- 300 sq ft
- Single-story log construction
- 1 bedroom
- Sleeps 2
- One queen bed
- Dry cabin
- Access to two full bathrooms in Bunker Lodge
- Gas oven
- Toyo heater
- Metal roof, electrical, and HVAC updated in 2022-2023

Rapha Cabin

Built in **2022**, **Rapha Cabin** is a cozy **225-square-foot, single-story log cabin** designed for **up to 2 guests**. The cabin features **two loft beds** and includes a **small one-room living area** with a separate **dressing room with a door**, with compost toilet available, offering added privacy and functionality. As a dry cabin, guests have access to **two full bathrooms** located in nearby Bunker Lodge.

Constructed with **log construction on conventional flooring**, the cabin is heated with a **Toyo heater**, providing a comfortable and efficient retreat.

Property Features

- Built in 2022
- 225 sq ft
- Single-story log construction
- One-room cabin layout
- Small dressing room with door
- Sleeps 2
- Two loft beds
- Dry cabin
- Access to two full bathrooms in Bunker Lodge (next door)
- Toyo heater

• Ermine Trail Packer Cabin/Hideout

- Two twin beds
- Mini fridge
- Microwave
- Recliner

1-Conex Shop (Tools and Equipment)

Built in **2023**, the **Shop** is a **1,200-square-foot, single-story utility building** designed for the storage of tools, equipment, and property maintenance supplies. Constructed with **wood-frame construction on conventional**



flooring, the building features a durable **metal roof** and provides ample workspace and storage capacity to support the property's operations.

Property Features

- Built in 2023
- 1,200 sq ft
- Single-story structure
- Wood-frame construction
- Conventional flooring
- Metal roof
- Used for tools, equipment, and property maintenance storage

2-Conex and Auxiliary Storage Buildings

Supporting the property's infrastructure and operations are several storage and utility buildings strategically located throughout the grounds. These structures provide space for power generation equipment, maintenance supplies, and general storage needs.

3-Conex Solar & Generator Building

The improvements include an **Energy (Generator) Connex** located at the front of the property, a **Storage Connex** also located at the front of the property, and a **Storage (Supplies) Connex** situated beneath the roof of the shop with additional **loft storage above**.

Property Features

- Shop & Tool Storage (Supplies) Connex - 320 sq ft
 - Located under the roof of the Shop
 - Includes loft storage above
- Storage Connex - 320 sq ft
- Solar & Generator Connex- 320 sq ft

Total Auxiliary Storage and Utility Space: Approximately **1,010 sq ft**

Brothers Majors Registered Unrestricted Airfield

Woodshed with Splitter

- RV Accommodations
- Campground Facilities
- Guest Gathering Areas
- Sauna Facilities
- Recreational Amenities

The thoughtful layout allows owners to host multiple guest groups simultaneously while maintaining privacy, comfort, and a true Alaskan lodge experience.



AVIATION ACCESS

[Fly-In Accessibility YouTube](#)

One of the property's most unique features is its proximity to an adjacent airstrip, creating convenient access for private pilots, charter operators, tourism excursions, and fly-in guests.

- Adjacent airstrip access
- Private aviation opportunities
- Charter flight accessibility
- Adventure tourism expansion potential
- Increased guest convenience and operational flexibility

Properties offering both highway and aviation access are exceptionally rare in Alaska's hospitality market.

RECREATION & OUTDOOR PURSUITS

Alaska Adventure at Your Doorstep

The surrounding region is renowned worldwide for outdoor recreation and wilderness experiences.

- World-class freshwater fishing
- Wildlife viewing
- Moose, bear, and bird watching
- Hiking and backcountry exploration
- Glacier and flightseeing excursions
- ATV and off-road adventures
- Canoeing and kayaking
- Snowmachining and winter recreation
- Cross-country skiing
- Photography expeditions
- Northern Lights tourism
- Denali National Park excursions
- Guided wilderness experiences

Few locations provide access to such a diverse range of year-round recreational opportunities.

LOCATION ADVANTAGES



Gateway to Denali Country

Conveniently situated along the Parks Highway, Historic Chulitna River Lodge provides direct access to Alaska's most iconic destinations.

Nearby attractions include:

- Denali National Park
- Denali State Park
- Talkeetna
- Chulitna River
- Alaska Range
- Talkeetna Mountains
- Alaska Railroad excursions
- Countless lakes, rivers, and wilderness areas

This strategic location attracts visitors from around the world seeking authentic Alaskan experiences.

COMMERCIAL OPPORTUNITIES

Multiple Revenue Streams

Historic Chulitna River Lodge offers exceptional flexibility for future ownership and operations.

Potential uses include:

- Boutique Wilderness Lodge
- Luxury Hospitality Destination
- Corporate Retreat Center
- Executive Leadership Retreats
- Destination Weddings
- Event Venue
- Fly-In Adventure Lodge
- Fishing Lodge
- Tourism Headquarters
- Wellness Retreat Center
- Family Legacy Compound
- Private Recreational Estate



The property's existing infrastructure provides immediate operational capability while leaving substantial room for growth and expansion.

INVESTMENT HIGHLIGHTS

Why This Property Stands Apart

- Prime Denali tourism corridor location
- Established hospitality infrastructure
- Multiple lodging structures
- Adjacent airstrip access
- Exceptional recreational appeal
- Strong tourism demand
- Year-round accessibility
- Extensive renovations completed
- Income-producing potential
- Legacy ownership opportunity
- Expansion potential
- One-of-a-kind Alaska offering

Digital Assets

<https://hcrl.lodgify.com/>

<https://www.facebook.com/HCRLodge/>

<https://www.alaskavisit.com/listing/historic-chulitna-river-lodge/25560/>

<https://hcrl.lodgify.com/en/3188579/annas-2-story-weagles-nest-hcrl>

https://www.booking.com/searchresults.html?aid=356980&label=gog235jc-10CAso7AFCK2hpc3RvcmljLWNodWxpG5hLXJpdmVYLWxvZGdlLXRyYXBwZXItY3JlZWtIM1gDalkCiAEBmAEzuAEHyAEM2AED6AEB-AEBiAlBqAlBUAKePZHRBsACAdICjGYxODBjMTRILWI4ZDgtNDkzZC04OTQ4LWZkNTk2ZTljYmFjYdgCAeACAQ&highlighted_hotels=1421126207-13&redirected=1&city=20005073&hlrd=user_sh&source=hotel&checkout=2026-07-18&keep_landing=1&sid=28509cf7651706e445994ea340209e52

YouTube

[Anna's 2-Story with Eagle's Nest](#)

[Shunem Cottage](#)

[Bunker Lodge Apartment](#)



[Bunker Lodge \(Common Areas\)](#)

[Trapper Bunk Room](#)

[Lake View Primitive Cabin](#)

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[Woodshed with Splitter](#)

[Why Guests Travel to Experience Historical Chulitna River Lodge](#)

PROPERTY SUMMARY

Historic Chulitna River Lodge is more than a real estate acquisition-it is an opportunity to own a destination. Combining hospitality, recreation, aviation access, wilderness beauty, and commercial potential, this extraordinary property offers a rare chance to acquire one of Alaska's most distinctive lodge and retreat properties.

From fly-in adventure travelers and Denali tourists to corporate groups and family retreats, Historic Chulitna River Lodge is uniquely positioned to serve a global audience while delivering an unforgettable Alaska experience.

NOTABLE FEATURES

Alaska Lodge For Sale - Denali Lodge For Sale - Alaska Resort For Sale - Alaska Hospitality Property - Alaska Wilderness Lodge - Alaska Adventure Lodge - Alaska Tourism Investment - Alaska Commercial Property - Alaska Fly-In Lodge - Alaska Airstrip Property - Trapper Creek Alaska Real Estate - Denali Investment Property - Alaska Retreat Center - Alaska Wedding Venue - Alaska Corporate Retreat Property - Alaska Vacation Rental Business - Alaska Recreational Property - Alaska Legacy Property - Alaska Mountain View Lodge - Alaska



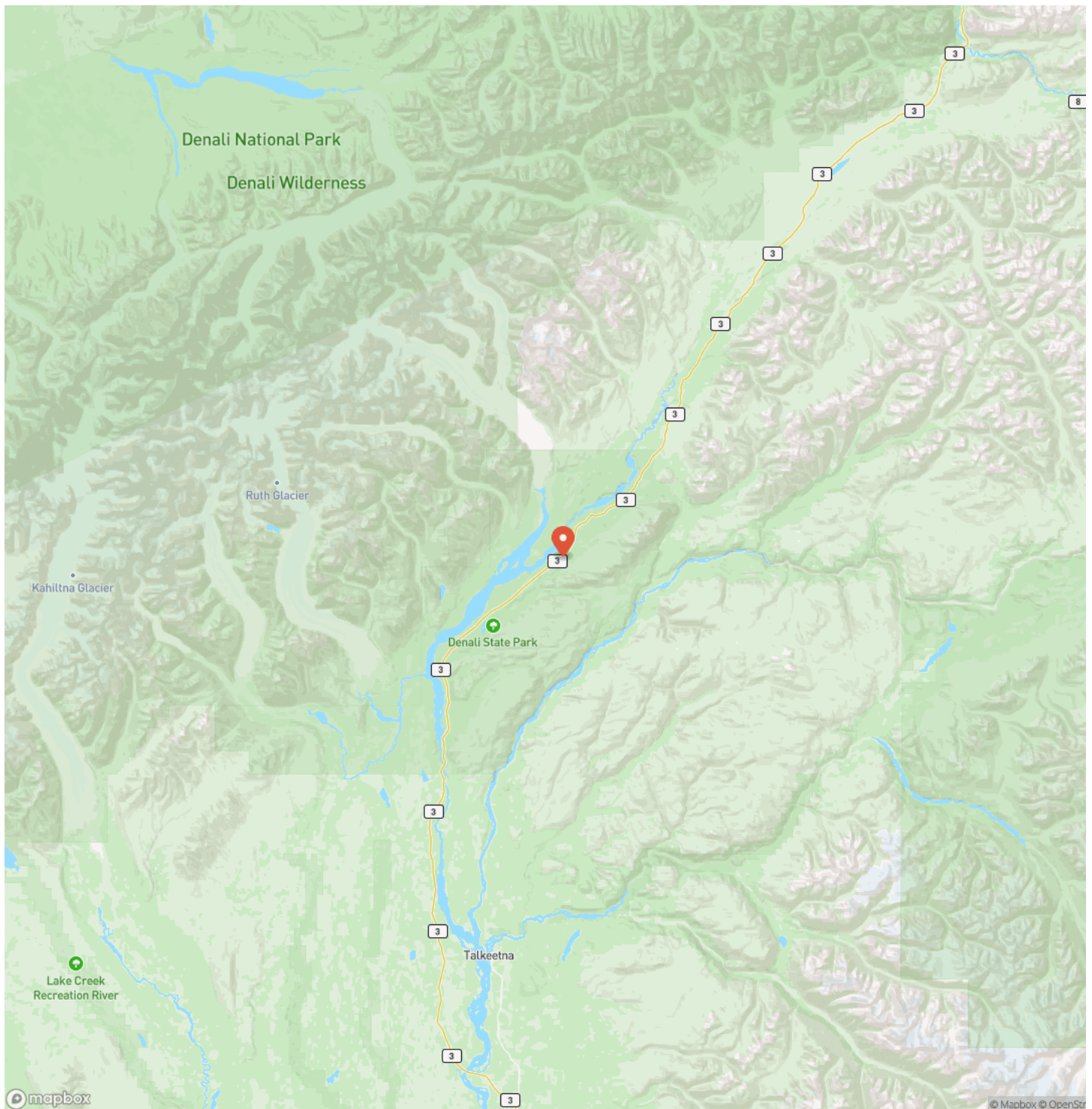
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Locator Map



Locator Map



Satellite Map



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Trapper Creek, AK / Matanuska-Susitna County

LISTING REPRESENTATIVE

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NOTES



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<https://www.mopalaska.com/>

DISCLAIMERS

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