



59514 Range Road 132A  
Rural Smoky Lake County, Alberta

MLS # A2311847



**\$1,749,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Golf Cart Garage, Oversized, RV Access/Parking, See Remarks		
<b>Lot Size:</b>	75.19 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cleared, Close to Clubhouse, Fruit Trees/Shr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	34-59-13-W4
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** List of Equipment under documents

Fantastic opportunity to own the regulation-size 9-hole Vilna Golf Course, located just 1.5 hours northeast of Edmonton! Ideally situated near St. Paul, Smoky Lake, Vilna, Saddle Lake, Goodfish Lake and Kikino M&eacute;tis Settlement, plus close to Garner Lake Provincial Park, Floating Stone Lake, Cache Lake and Mann Lakes. This well-established course features irrigation to tees and greens, 3 ponds, a 55-stall campground and the Bonnie Lake summer community with 105 lots nearby. The 1,800 sq. ft. clubhouse includes living quarters upstairs, plus a 24x36 shed and 28x80 cart shop. Currently operating with approximately 140 members and attracting green fee players from Edmonton and surrounding areas. Included is an impressive lineup of golf carts, mowers, maintenance equipment, trailers, ATV's, side-by-sides, a 2022 Ram 1500 Sport GT, Bobcat tractor and much more. Incredible lifestyle and business opportunity to own and operate your own golf course!