



GRASSROOTS
REALTY GROUP

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39325 Range Road 34
Rural Lacombe County, Alberta

MLS # A2319442



\$5,500,000

| | |
|--------------------|-------------------------------|
| Division: | NONE |
| Type: | Business |
| Bus. Type: | Recreation |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | Please Contact Agent for NDA. |
| Size: | 3,677 sq.ft. |
| Zoning: | 7 |

| | | | |
|--------------------|-------------------------------------------|-----------------------|-------------------------------|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Metal | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | Well | Lot Size: | 153.24 Acres |
| Sewer: | Septic System, Septic Tank | Lot Feat: | Landscaped, Many Trees, Other |
| Inclusions: | Contact Listing Agent for equipment list. | | |

Exceptional opportunity to acquire a large-scale recreational and hospitality property in Central Alberta. Situated on 153.24 acres, this unique offering features a professionally redesigned 9-hole golf course, clubhouse facilities, restaurant, heated outdoor pool, pickleball courts, swimming ponds, playgrounds, and extensive RV infrastructure. The property includes approximately 160 developed RV sites serviced with water, sewer, and power, creating a strong foundation for ongoing operations and future growth. Existing inventory includes fully serviced sites available for sale, representing a significant immediate revenue recovery opportunity for a new owner. Adding to the property's appeal is its substantial expansion potential. Phase 3 is currently progressing through the approval process and is designed to accommodate approximately 180 additional RV sites. Future development plans also contemplate a Phase 4 expansion with the potential for approximately 120 additional sites, allowing investors the opportunity to significantly increase density, revenue streams, and overall asset value over time. Strategically located within close proximity to one of Alberta's most popular recreational destinations, this property offers a rare combination of land value, tourism appeal, recreational amenities, existing income sources, and long-term development upside. The ability to recover a substantial portion of the acquisition cost through the sale of existing serviced inventory, combined with future expansion opportunities, creates a compelling investment profile rarely found in today's market. Opportunities of this size and nature seldom become available. Detailed financial information, development plans, operating information, and property identification will be provided to qualified purchasers upon execution of a confidentiality agreement.