



GRASSROOTS
REALTY GROUP

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5000 45 Street
Fort Vermilion, Alberta

MLS # A2325237



\$649,000

Division:	NONE
Type:	Business
Bus. Type:	Other
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Fantasy North Golf Course & RV
Size:	2,149 sq.ft.
Zoning:	REC2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	62.02 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

Discover a rare opportunity to own a 62-acre golf course property in one of Mackenzie County's oldest and most historic communities. Set within the natural beauty of northern Alberta, this unique property offers exceptional potential for golf enthusiasts, developers, investors, or entrepreneurs looking to create a recreational, tourism, or hospitality-based destination. The property is held under two separate titles, creating added flexibility for a future owner. One parcel may be retained, developed, or potentially sold separately, depending on the buyer's vision and needs. In addition, an adjacent 5.33-acre parcel may also be available for purchase, offering the potential to further expand the land base. With rolling terrain, established golf course infrastructure, and a scenic rural setting, the property provides numerous possibilities. A new owner may choose to reopen and operate the golf course, expand recreational amenities, develop a multi-use outdoor facility, or explore alternative commercial and tourism uses. The surrounding area is rich in history and outdoor appeal, attracting visitors who enjoy nature, boating, fishing, hunting, golfing, and the quiet charm of northern Alberta. For the right buyer, there may be an opportunity to build on the region's fur-trading history by creating a themed tourism experience with historic-style structures, trading-post concepts, cultural features, or river-based excursions. Whether your vision is golf, hospitality, tourism, outdoor recreation, or a broader commercial venture, this property offers the acreage, flexibility, setting, and optional expansion potential to bring that vision to life.