



GRASSROOTS
REALTY GROUP

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B703064 RGE RD 82
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2347134



\$2,200,000

Division:	NONE
Type:	Business
Bus. Type:	Recreation
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	PIPESTONE GOLF COURSE
Size:	5,000 sq.ft.
Zoning:	IR

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	EQUIPMENT-SEE LIST		

RARE OPPORTUNITY TO OWN AN 18-HOLE GOLF COURSE, thriving business, and prime recreational real estate just 18 minutes west of Grande Prairie and 10 minutes south of Wembley! This established Par 71 course offers a beautiful setting bordering the renowned Pipestone Creek, with private tree-lined fairways, water features, pavement right to the property, and multiple established income streams. Revenue opportunities include green fees and memberships, clubhouse food and beverage and liquor sales, two beverage carts, golf cart rentals, tournaments and corporate bookings, a 45-team men's league, 24-team women's league, driving range, putting green, banquet room, short-term camping, and 30 seasonal RV sites—;with room to potentially develop approximately 18—;30 additional RV sites. The property is well equipped for continued operation, with 50+ golf carts plus mowers, tractors, skid steer, equipment storage, and additional course maintenance equipment included. Significant infrastructure includes 10+ dugouts and three automated pump houses added in 2025, allowing the irrigation system to be conveniently controlled through a phone app, plus a newer clubhouse roof. Located in the economically strong County of Grande Prairie, the property benefits from its proximity to a major Northern Alberta service centre supported by oil and gas, forestry, agriculture, construction, and regional commerce. This is much more than a golf course—it is an opportunity to acquire substantial recreational real estate with an established business operating on it, diversified revenue streams, existing infrastructure, and further development potential. For additional peace of mind, the current owners are prepared to remain involved for up to one year to assist with a smooth transition to new ownership. An exceptional opportunity for an

owner-operator, investor, hospitality group, recreational developer, or entrepreneur looking to acquire a unique destination property in one of Northern Alberta's key economic regions. (PLEASE SCROLL DOWN AND CLICK ON BROCHURE LINK, FINANCIALS AVAILABLE WITH SIGNED NDA)