



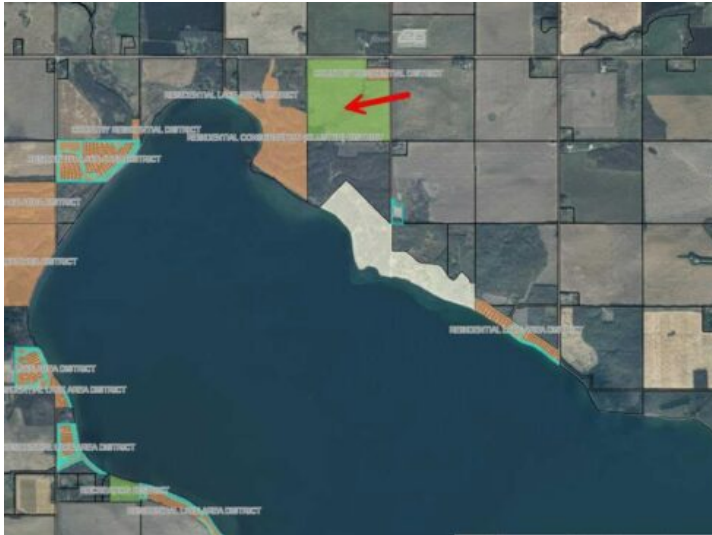
**GRASSROOTS**

REALTY GROUP

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**Off Range Road 22 & Rainy Creek Road  
Sunbreaker Cove, Alberta**

**MLS # A2199042**



**\$2,133,095**

**Division:** NONE

**Lot Size:** 147.11 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 34-39-2-W5

**Zoning:** 1

**Water:** -

**Sewer:** -

**Utilities:** -

An exceptional opportunity to acquire a 147.11-acre development parcel in Lacombe County near Sunbreaker Cove and Sylvan Lake. This prime piece of land was previously approved in 2009 for the Sky Country Golf & RV Resort, which included a 515-lot RV resort, a 9-hole golf course, clubhouse, swimming pool, and recreational amenities. While this approval was granted, the development has not been executed, presenting a rare opportunity for future development and potential rezoning to accommodate alternative uses.