

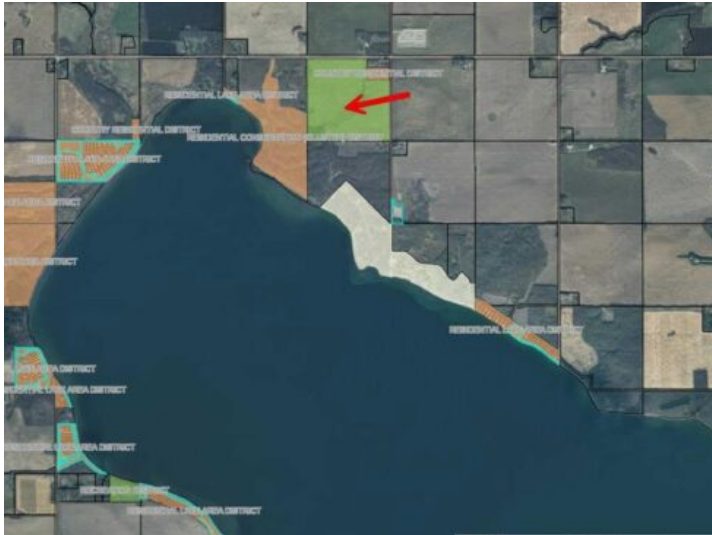


GRASSROOTS
REALTY GROUP

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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.