

# \$1,375,000 - 655040 Range Road 224, Athabasca

MLS® #A2163639

**\$1,375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Welcome to Rocky Lane Fairways & Recreation. This amazing property located just south of Athabasca has an abundance to offer, which is more of a lifestyle that you can create into your own thriving business. The log home which is slab on grade with loft comfortably has 2 bedrooms and 1.5 bathrooms. The main floor is 1080 sq. ft. with a 400 sq. ft. loft and is well laid out for entertaining. Covered patio with hot tub and simple but lovely landscaping. Perfect owners lodge or choose to AirBnb for extra income!

Just up the road you have 10 RV stalls all equipped with well water hookup and potential for expansion. Heated 30'x36' maintenance shop to store your equipment to flawlessly maintain the property. Beautiful tent shelter that can seat 160 of your closest friends and family, with the washroom building close. The shop is where the winter fun can be had. Large office area in the front entry, 2 piece washroom, and 2 separate areas set up with golf simulators. There is also a bar and seating area. The loft upstairs is perfect for your hobby projects when you are resting your golf swing. The remainder of the 68.59+/- acres is home to one of the top rated 18 hole disc golf courses in Canada. You also have a 9 hole par 3 golf course, and we can't forget about fling golf and soccer golf. It's your choice! Located just 5 minutes south of the picturesque Town of Athabasca, this property is set up for you to start the business of your dreams. With income streams available



all year round, being your own boss and catering to fun clientele, it is time to enjoy being at work.

Built in 2005

**Essential Information**

MLS® #	A2163639
Price	\$1,375,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	655040 Range Road 224
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B1

**Interior**

Heating	Natural Gas
---------	-------------

**Exterior**

Roof	Metal
Foundation	Slab

**Additional Information**

Date Listed	September 6th, 2024
Days on Market	305
Zoning	A

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.