

**655040 Range Road 224  
Athabasca, Alberta**

**MLS # A2163639**



**\$1,375,000**

**Division:** Athabasca Town

**Type:** Mixed Use

**Bus. Type:** Recreation

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Rocky Lane Fairways & Recreation

**Size:** 1,480 sq.ft.

**Zoning:** A

**Heating:** Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 2 golf simulators and equipment, 18 disc baskets, 1 tractor, 20 tables, 100 chairs, 10 picnic tables, 10 firepits, 18 concrete benches, log splitter, 1 fairways mower, 1 rough cut mower, 2 triplex mowers, water pump for irrigation, 1 - 20x20 event tent, 1 golf cart, 12 fling sticks, clubs & balls. In shop: Speakers, TV, furniture, fridges, coffee urn, juice coolers, water coolers. In home: Refrigerator, stove, dishwasher, washer, dryer, hot tub

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.