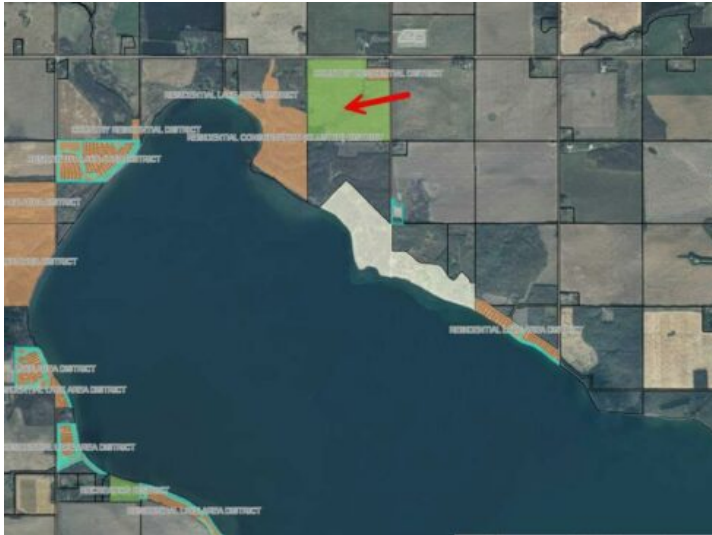


**Off Range Road 22 & Rainy Creek Road
Sunbreaker Cove, Alberta****MLS # A2199042****\$2,133,095****Division:** NONE**Lot Size:** 147.11 Acres**Lot Feat:** -**By Town:** -**LLD:** 34-39-2-W5**Zoning:** 1**Water:** -**Sewer:** -**Utilities:** -

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 Skyy 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.