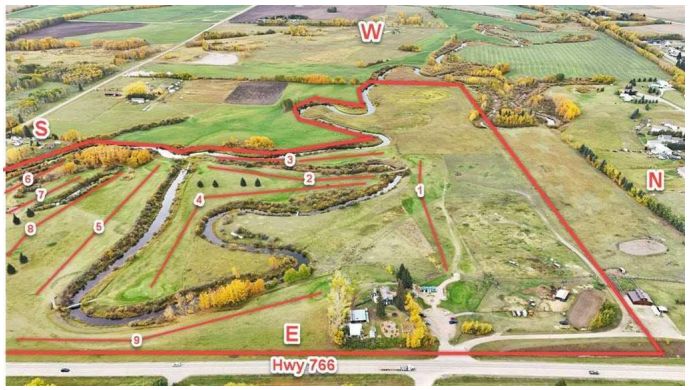
$1,750,000 - 39212a, Highway 766, Rural Lacombe County

MLS® #A2175732

$1,750,000
0 Bedroom, 0.00 Bathroom,
Commercial on 88.33 Acres

NONE, Rural Lacombe County, Alberta



Welcome to the Dark Horse Golf Course! This charming family-owned and operated golf course, located just south of Eckville on Hwy 766, is now available as a turnkey operation. Experience the thrill of teeing off against stunning vistas while navigating challenging holes on this nine-hole, par-36, 2,979-yard course, designed to cater to golfers of all skill levels. Itâ€™s the perfect setting for families who love to spend quality time together on the greens.
The property features a two-storey home built in 1903 in a beautifully landscaped setting. This home has numerous upgrades including a concrete foundation, siding, shingles, windows, and modern interior decor. There are 4 spacious bedrooms, 1.5 bathrooms, and an office equipped with a murphy bed. It also offers main floor laundry and a double-attached garage. The main floor encompasses 945 sq. ft., with an additional 813 sq. ft. on the second floor.
In addition to the home, the property includes essential support structures such as three 10â€™x12â€™ buildings for the golf course (counter shed, bathrooms, and storage), two 40-foot sea cans with an 18-foot connecting roof and a 12-foot lean-to. Also, a 20â€™x30â€™ tarp-covered shed, a 15â€™x30â€™ tarp-covered shed, and an 8â€™x8â€™ storage shed. A 12â€™x24â€™ greenhouse, a 10â€™x20â€™ sauna with a

wood-burning stove, and a 40-foot sea can with a 12â€™x40â€™ lean-to used for animal shelter and tack room. Additionally, a 55â€™x180â€™ outdoor riding arena is included.
All necessary equipment to maintain the golf course including a licence to divert and use water from the creek is part of this incredible offering, making it not just a home, but a thriving business opportunity. Surface lease revenue of $8,500 annually. Donâ€™t miss your chance to be your own boss in this enjoyable environment, serving a fun clientele while turning your passion for golf into a rewarding career!

Built in 1903

Essential Information

MLS® #	A2175732
Price	$1,750,000
Bathrooms	0.00
Acres	88.33
Year Built	1903
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	39212a, Highway 766
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

Interior

Heating	Central, Natural Gas, Mid Efficiency
Cooling	None

Exterior

Roof	Shingle, Wood
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2024
Days on Market	171
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Ontrack Realty

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