



## 56521 RGE RD 24 Rural Lac Ste. Anne County AB

\$495,000

Potential and options! This beautiful 80 acre property is located just west of Nakamun lake, south of Lac La Nonne, 5 mins to either boat launch. Only an hour from Edmonton. The Hall/warehouse has a large kitchen and walk in freezer as well as 5 bathrooms and the main hall space. The Dorm/Office building has laundry and two bathrooms as well as 6 bedrooms. The main hall and the dorm building are set up on well water and have their own septic tanks. The 6 cabins have power, and are unfinished shells ready for development. The land is rolling and mostly treed with trails cut throughout, lots of wildlife and potential for development. Baseball diamond, volleyball court, climbing wall and bike paths. The possibilities are endless, set up your own camp operation or cabin bed and breakfast. Either main building is easily turned into a residence and restructure the other buildings and have your own homestead. Property could also accommodate any number of businesses, small manufacturing, wedding/event venue, etc

Listing Presented By:



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