

\$2,200,000 - 373048 Range Road 8 - 0, Rural Clearwater County

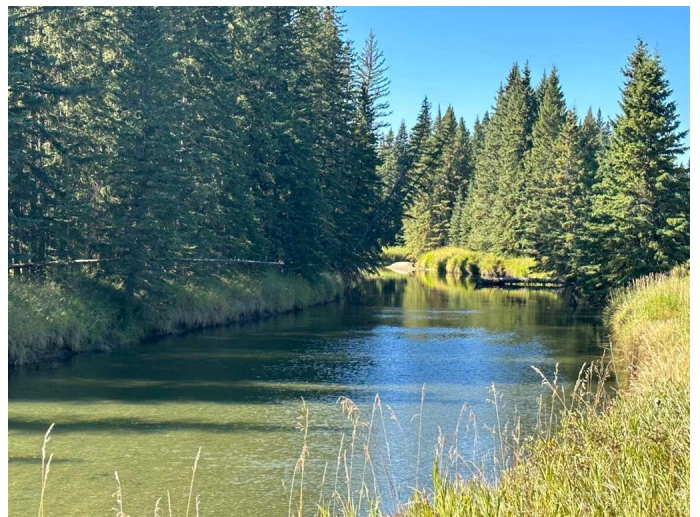
MLS® #A2083098

\$2,200,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 152.46 Acres

NONE, Rural Clearwater County, Alberta

ONCE IN A LIFETIME OPPORTUNITY to purchase the TERRATIMA LODGE/RESORT! Nestled away in the foothills of the Rocky Mountains you will find this magical oasis (152 +/- Acres) bordering Crown land all the way to BC and full of unlimited potential, 10 + km's of cross country skiing trails, wildlife, lakes, streams and a Yellowstone feel. Prairie Creek borders the South and West sides of the 1/4 and offers some of best trout fishing anywhere in the Province. The amazing 10 room Lodge with massive theatre room is turn key and Loaded with history and character. Three fully furnished A-Frame cabins for rental all year round with natural gas heaters. An additional cabin and boat dock sits on the lakefront portion of the land directly on beautiful Strubel lake (stocked with Rainbow Trout) which also offers a boat launch and excellent recreational activities. In addition to the main lodge there is a wash house with bathrooms, showers, laundry, hot-tub and saunas for guests use. The Gold Finch Restaurant building is rich in history and offers a rustic and romantic feel. Full commercial kitchen with cooler and freezer, seating capacity of 50+/- and a managers living quarters above the restaurant. Additional seating for larger events available in the covered and screened in room. When it's time to party your guests will love the lounge and entertainment building with a stunning wood fireplace, music room, full bar and wrap



around sun deck. The activities set out here NEVER END! A full CURLING RINK with professional ice operating plant system has to be one of the coolest features of this one of a kind property. A full stage with light tower and power is setup along the creek and overflow camping area. How fun is that! A par three golf course has also been setup along the edge of the creek. Axe throwing competition area and more! Large maintenance shop/white tent for equipment storage on site. Let your mind run wild and business take flight with this perfect recreational property ready to be opened for business. Camping, lodging, corporate retreats, weddings and more are just a few ideas that come to mind. Prime Central location just 20 mins from Rocky Mountain House, 2hrs from Calgary and 2 1/2 hrs from Edmonton. Terratima Resort/Lodge has not been in operation over the last three years as the current owners have just kept for personal use since Covid. No recent financials on record for release.

Essential Information

MLS® #	A2083098
Price	\$2,200,000
Sold Price	\$2,205,000
Bathrooms	0.00
Acres	152.46
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	373048 Range Road 8 - 0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code T4T 1A7

Additional Information

Date Listed September 24th, 2023
Date Sold October 17th, 2024
Days on Market 388
Zoning AG & RF
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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