

# \$3,900,000 - Qe2 And 604 Highway, Rural Lacombe County

MLS® #A2165422

**\$3,900,000**

0 Bedroom, 0.00 Bathroom,  
Land on 151.80 Acres

NONE, Rural Lacombe County, Alberta

This 151.8 acre property, located in Lacombe County, Alberta, is currently used as grazing land. It is in a prime position at the southwest corner of Highway 2 and Highway 604 diamond-style overpass. The land offers exceptional highway visibility and appeal, making it ideal for highway development. The current owner would consider subdividing the land for highway development.

Adjacent to the renowned Wolf Creek Golf Resort and nearby high-end communities such as Wolf Creek Estates and the Village of Wolf Creek, the property is perfectly positioned for future growth. With excellent access and visibility from Highway 2, the land benefits from an estimated 32,000 vehicles passing daily, providing immense potential for a wide range of highway-oriented businesses.



## Essential Information

MLS® #	A2165422
Price	\$3,900,000
Bathrooms	0.00
Acres	151.80
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	Qe2 And 604 Highway
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4J 1R5

### **Additional Information**

Date Listed	September 10th, 2024
Days on Market	234
Zoning	AG

### **Listing Details**

Listing Office	Marcel Leblanc Real Estate Inc.
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