

**QE2 and 604 Highway
Rural Lacombe County, Alberta****MLS # A2165422****\$3,900,000****Division:** NONE**Lot Size:** 151.80 Acres**Lot Feat:** -**By Town:** Morningside**LLD:** 34-41-26-W4**Zoning:** AG**Water:** -**Sewer:** -**Utilities:** -

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.