

FOR SALE

454065 HWY 22,
Alder Flats, Alberta

PRICE REDUCED!

~~\$3,200,000~~

\$2,900,000

Motivated sellers.

GOLF COURSE AT BUCK LAKE

REMAX Commercial Excel is pleased to present an exceptional opportunity to acquire a well-established golf course and campground within Alberta's thriving \$2.8 billion leisure and recreation sector.

Located near Buck Lake, a rapidly growing recreational destination southwest of Edmonton, this property attracts visitors from across the Capital Region.

The area's expanding tourism profile—fueled by new breweries, distilleries, and outdoor attractions—continues to enhance its long-term investment appeal.

This 18-hole, long-play course is a local favourite and among the longest courses in Alberta, offering a strong foundation with significant potential for further value-add improvements.

Offered well below construction and set-up cost, this asset presents a rare chance to enter a resilient and growing market at a compelling price point.

DETAILS	
Legal Description	NW30-45-6-W5
Land Size	± 160 Acres Note: ± 1.66 Acres subdivided out as a private residence, the remainder as operation of businesses.
Land Use	18-hole golf course, small pro-shop, 2 large maintenance garages, 45 fully-serviced RV lots, 1 gas well, and 16 surveyed acreage lots.
Utilities and Services	5 separate septic systems, four water wells and high-capacity pumps, six large holding ponds all tied together with piping, fully-irrigated course, standard natural gas services, and regular electrical delivery at capacity for all machinery and lighting.
Sale Price	\$2,900,000
Price Per Acre	\$18,125/Acre



MAP VIEW

REMAX
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Excel

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PROPERTY FEATURS

The property features an 18-hole championship golf course equipped with full irrigation and catch systems, along with a dedicated 19th fairway designed for tournament use and overflow play.

Complementing the course is a fully serviced RV and tent campground, which creates multiple revenue streams and enhances the overall guest experience. Included in the sale are all maintenance equipment, golf accessories, and two residential dwellings suitable for staff accommodation or owner occupancy.

Management will remain in place for a period to ensure a smooth transition of both the asset and operations to the new ownership team.

A comprehensive inventory list will be made available as part of the due diligence package following an accepted offer.

Sale Includes:

- 33 golf carts
- All lawn care and maintenance vehicles, including a “honey wagon” for septic servicing
- Furniture and appliances for both residential dwellings



FINANCIAL DETAILS



Situated in Wetaskiwin County, approximately 1.5 hours from Edmonton, the property combines scenic surroundings with convenient regional access, making it an exceptional turnkey opportunity within Alberta's growing recreation and hospitality market.

The site also offers future development potential through a planned acreage subdivision, while gas extraction leases and right-of-way agreements provide additional passive income.

DETAILS	
Gross Revenue	\$150,000
Taxes	\$15,603
Maintenance	\$16,650
Current Employees	4 Part-Time Employees



HIGHWAY 22

HIGHWAY 13

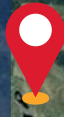
Buck Lake

BUCK LAKE

Buck Lake
Campground

1

Alder Flats



2

3

1.



Buck Lake / Alder
Flats Fire Department



Kramer
Pond Lodge

3.



Grey Owl
Meadery

CONTACT.

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