



FOR SALE

± 160 Acres

Vendor Highly Motivated

GOLF COURSE AT BUCK LAKE

454065 HWY 22, Ander Flats, Alberta

RE/MAX Excellence Commercial Division 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.

Note: Vendor take-back option is available.



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PROPERTY HIGHLIGHTS

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

Address	454065-HWY 22, Alder Flats
Legal Address	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	8-hole golf course, small pro-shop, 2 large maintenance garages, 65 fully-serviced RV lots, 1 gas well, and 16 surveyed acreage lots.
Utilities & 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	\$3,200,000 *Vendor take-back option is available.
Price Per Acre	\$20,000/Acre





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.

Gross Income	\$41,610.52 (Apr. 2024 - Mar. 2025)
Average Transaction	\$72.92
Taxes	\$15,603
Maintenance and Tax Repairs	\$16,650
Current Employees	4 Part-Time Employees



HIGHWAY 22

HIGHWAY 13

Alder Flats



3

1

2

Buck Lake

Buck Lake
Campground

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1.   Buck Lake / Alder Flats Fire Department
2.  Kramer Pond Lodge
3.  Grey Owl Meadery



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