

# **\$319,500 - 663003 Rge Rd 21, Rural Lesser Slave River M.D.**

MLS® #E4456694

**\$319,500**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Rural Lesser Slave River M.D., AB

Rare opportunity for ownership of a 9 hole golf course on 100+ acres with infrastructure and facilitates. Secluded, peaceful setting near Flatbush AB. Well maintained grounds and accommodating clubhouse. Course operates seasonally from May-Sept, includes greens and fairway mower + gas cart, hand carts. Currently licensed for alcohol and packaged food sales. Clubhouse includes washroom facilities with septic and cistern. Excellent options for expansion with development of campground and possibilities for further land acquisition. The River Valley Golf Club is awaiting it's new owner to take it to the next level!

Built in 1978

## **Essential Information**

|            |                 |
|------------|-----------------|
| MLS® #     | E4456694        |
| Price      | \$319,500       |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 1978            |
| Type       | Land Commercial |
| Status     | Active          |

## **Community Information**



|             |                               |
|-------------|-------------------------------|
| Address     | 663003 Rge Rd 21              |
| Area        | Rural Lesser Slave River M.D. |
| Subdivision | None                          |
| City        | Rural Lesser Slave River M.D. |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T0G 0Z0                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone Z              |

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Listing information last updated on September 13th, 2025 at 8:47pm MDT