



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**50029 Township Road 37-0**  
**Rural Clearwater County, Alberta**

**MLS # A2232314**



**\$799,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/Manufactured House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Single Wide                            |               |                   |
| <b>Size:</b>     | 1,766 sq.ft.   | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Quad or More Detached  |               |                   |
| <b>Lot Size:</b> | 102.12 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Creek/River/Stream/Pond, Farm, Front Yard, Fruit Trees/Shrub(s) |               |                   |

|                    |  |                   |               |
|--------------------|--|-------------------|---------------|
| <b>Heating:</b>    | Forced Air, Natural Gas, Space Heater  | <b>Water:</b>     | Private, Well |
| <b>Floors:</b>     | Laminate, Linoleum   | <b>Sewer:</b>     | Lagoon        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | 36-36-5-W5    |
| <b>Exterior:</b>   | Composite Siding   | <b>Zoning:</b>    | A             |
| <b>Foundation:</b> | Block, Wood  | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |                   |               |

**Inclusions:** shop shelving, storage sheds

Beautiful 102-acre property bordering the renowned North Raven River—one of Alberta's best trout fishing destinations, and crown land across the river! Approx. 70 acres are arable (formerly in hay), now in pasture. Private, landscaped building site features mature trees, river views, and a peaceful valley setting. Includes a 3 bed, 2 bath mobile home with a spacious addition and covered deck overlooking the river. The 40'x50' finished shop (1998) offers a 12' overhead door, 20' lean-to, metal-clad exterior, heated interior with mezzanine, 12,000 lb hoist and 220 power - perfect for projects, storage or toys. Enjoy \$4,100 annual oil revenue and just 2 km of gravel off pavement. Ideal for quiet country living, hobby farming, or a recreational getaway with your own fishing hole!