



**GRASSROOTS**

REALTY GROUP

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**54083A 35-1A Township  
Rural Clearwater County, Alberta**

**MLS # A2255706**



**\$725,000**

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**Division:** NONE

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**Lot Size:** 161.00 Acres

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**Lot Feat:** -

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**By Town:** Sundre

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**LLD:** 7-35-5-W5

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**Zoning:** 100

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**Water:** Well

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**Sewer:** -

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**Utilities:** -

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Here's a unique opportunity to own a 50% share in 161 acres of recreation paradise. Just 15 minutes NW of Sundre, you'll find this private retreat that comes with a 1500 square foot cabin and a 36 X 40 foot shop. Situated right on your very own lake, this property is stunning and the extensive amount of trails throughout the forested balance of the land provide a new option everyday for the hiker and adventurous sort alike. The bonus to the land is the 3 bedroom, 2 bath, year round cabin that's set up to keep you comfy, and warm throughout all four seasons of the year. Use it for a weekend getaway or for your permanent home. This is one of Clearwater County's best kept secrets. Come and have a look today....you will not be disappointed!