



GRASSROOTS

REALTY GROUP

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71037 Township Road 39-3
Rural Clearwater County, Alberta

MLS # A2300202



\$195,000

Division: NONE

Lot Size: 1.50 Acres

Lot Feat: -

By Town: Rocky Mountain House

LLD: 14-39-7-W5

Zoning: CR

Water: Private, Well

Sewer: Septic Field, Septic Tank

Utilities: Electricity, Natural Gas, Sewer, Water

Experience the perfect blend of seclusion and accessibility. Located just one minute east of Rainbow Ford, this beautifully treed 1.5-acre parcel offers the privacy of country living with nearly instant access to town amenities. Fully Serviced: Power, natural gas, septic, and a water well are already on-site and ready for use. Build-Ready: Features a large cleared area and established parking, making it an ideal site for your new home. Flexible Options: The property currently hosts a rental mobile home. A buyer can choose to assume the current tenant for immediate income or request the unit be moved (minimum 3 months' notice required).