



**GRASSROOTS**

REALTY GROUP

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**53021A 37-2 Township Road  
Rural Clearwater County, Alberta**

**MLS # A2306263**

**\$1,950,000**



<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	30.42 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Caroline
<b>Basement:</b>	-	<b>LLD:</b>	9-37-5-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	RF
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Recreational

This property is one of the few true riverfront properties nestled in a beautiful valley in west-central Alberta. Currently used as both a private residence and a guest lodge business, it offers exceptional versatility for a multi-family residence, retreat or income-generating opportunity. Endless possibilities here! Enjoy country living at the river's edge with an established retreat and event centre. This well-known lodge has been a lucrative business, with bookings often secured over a year in advance. Set on over 30 acres of pristine natural beauty, this picturesque property offers stunning valley views and a peaceful, private setting. Wander scenic trails through mature trees, ideal for walking, wildlife viewing, and outdoor enjoyment. The property features multiple buildings, including a private 5-bedroom home, 8-bedroom lodge, loft apartment, hall/recreation centre (over 4,000 sq ft), and two large cold storage buildings. The home offers 5 bedrooms, 2 bathrooms, office space, gas fireplace, kitchen with pantry, and rear deck. The lodge includes 8 bedrooms, 7 bathrooms, kitchen, and spacious dining and gathering areas. Enjoy river views from the deck or relax in the hot tub under the stars. The hall provides excellent space for events or retreats, complete with kitchen facilities and multiple bathrooms. A workshop with wet sink and loft apartment above adds further flexibility. The loft includes a kitchen, living area, large bedroom, den, bathroom, and a spacious deck with beautiful views. The grounds are beautifully landscaped with abundant flowers and direct access to the North Raven River, offering excellent fishing and outdoor recreation. All three main buildings feature in-floor heating with separate boilers. The property is well maintained and move-in ready. Additional features include multiple outbuildings, crawl space under the home (no basement under lodge),

one well, and two septic systems. Updates include R40 insulation in the hall (2011), insulated and updated lodge roof (2015), and all windows replaced within the past two years. Many furnishings are included, making this a potential turnkey operation. GST may be applicable.