



**GRASSROOTS**

REALTY GROUP

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**Pine Ridge Alley  
Rural Clearwater County, Alberta**

**MLS # A2317022**



**\$275,000**

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**Division:** Pine Ridge Estates

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**Lot Size:** 6.70 Acres

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**Lot Feat:** -

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**By Town:** Rocky Mountain House

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**LLD:** 24-39-8-W5

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**Zoning:** CRA

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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Discover 6.7 acres of prime land located just 7 km west of Rocky Mountain House, backing directly onto Crown land along the west boundary. Enjoy exceptional access to outdoor recreation with the North Saskatchewan River only 1.5 km away, a historic site just over 2 km away, and a golf course within 1.5 km. This property offers direct road access, reliable internet service, and fiber-optic infrastructure already installed in the area. Power and natural gas are conveniently located near the lot line. With more than 11,000 acres of surrounding Crown land, you can quad, hunt, and fish right from your doorstep. Only 1 hour from the Rocky Mountains and 2 hours from the Banff National Park boundary. Land taxes to be determined.