



GRASSROOTS

REALTY GROUP

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**N/A Township Road 354
Rural Clearwater County, Alberta**

MLS # A2320001



\$235,000

Division: NONE

Lot Size: 3.76 Acres

Lot Feat: Cleared, Few Trees, Level

By Town: Caroline

LLD: 23-35-5-W5

Zoning: CRA

Water: None

Sewer: -

Utilities: -

Rare Opportunity to Own a Bare Land Acreage on Pavement in Central Alberta. Discover the perfect place to build your dream home on this beautiful 3.76-acre parcel in the heart of Central Alberta. This level property offers a blank canvas for your vision while providing privacy and shelter with mature trees along the north and west boundaries. Ideally located just east of Crammond Hall and Highway 22 on paved Township Road 354, this property combines rural tranquility with convenient year-round access. Situated between Sundre and Caroline, you'll be surrounded by some of Alberta's most sought-after recreational destinations. Enjoy easy access to Beaver Lake and Burnstick Lake, along with endless opportunities for outdoor adventure, including quadding, horseback riding, hiking, camping, fishing, and wildlife viewing. For boating enthusiasts, the launch at Gleniffer Lake is only 30 minutes away. Located off of Alberta's renowned Cowboy Trail, Highway 22, this scenic property offers the ideal balance of country living and recreational access. Whether you're looking to build a family home, create a weekend retreat, or invest in Alberta land, this exceptional acreage is ready to bring your vision to life.