



GRASSROOTS
REALTY GROUP

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on Township Road 37-4
Rural Clearwater County, Alberta

MLS # A2341856



\$695,000

Division:	NONE
Lot Size:	119.60 Acres
Lot Feat:	-
By Town:	Rocky Mountain House
LLD:	26-37-6-W5
Zoning:	A
Water:	None
Sewer:	-
Utilities:	Electricity at Lot Line

Discover an exceptional opportunity to own 120 acres of fully treed, recreational land in the heart of Clearwater County with limited access. This property has been owned by the original owner for many years, this remarkable property offers the privacy, natural beauty, and tranquility that are increasingly difficult to find. The Clearwater River flows through the property, with approximately 30 acres situated on the west side and the remaining land on the east. Surrounded on one side by Crown Land and ideally located between Rocky Mountain House and Caroline, the property offers an incredible setting for outdoor enthusiasts and those seeking a true escape from everyday life. The landscape opens into a private wilderness retreat. Towering trees, abundant wildlife, and the peaceful sounds of the river create a setting that feels worlds away. Whether you're exploring by quad, casting a line, kayaking the river, setting up camp, or heading out for a day of hunting, there is no shortage of ways to enjoy this exceptional piece of Alberta wilderness. Naturally secluded, this property is ideal for a private holiday getaway, family retreat, hunting base, or a legacy property to enjoy for generations. With Crown Land nearby, river frontage, extensive mature trees, and 120 acres of recreational opportunity, this is a truly special property.