



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

370040 Range Road 6-1
Rural Clearwater County, Alberta

MLS # A2348838



\$249,900

Division: NONE

Lot Size: 4.99 Acres

Lot Feat: -

By Town: Caroline

LLD: 2-37-6-W5

Zoning: CRA

Water: None

Sewer: -

Utilities: -

Looking for a beautiful country acreage to call your own? This 4.99 acre parcel in Clearwater County offers a great combination of open space, trees and privacy. The treed area along the road creates a natural buffer, while the majority of the property opens up into a large, usable field with plenty of options for where you may want to develop. An approach is already in place, and the mix of open land and established trees gives you a great starting point to plan the property the way you want it. There is plenty of space to create your dream, enjoy the outdoors and take advantage of the peaceful country setting, with wide-open rural views and mountain views in the distance. Zoned CRA, this is a great opportunity to start with a blank slate and turn 4.99 acres into the country property you have been envisioning. Located just minutes from Caroline with pavement all the way, you can enjoy country living while still having convenient access to town. If you have been waiting for the right piece of land to come along, this could be the opportunity you have been waiting for!