

\$749,000 - 54083a 35-1a Township, Rural Clearwater County

MLS® #A2255706

\$749,000

0 Bedroom, 0.00 Bathroom,
Land on 161.00 Acres

NONE, Rural Clearwater County, Alberta

Here's a unique opportunity to own a 50% share in 161 acres of recreation paradise. Just 15 minutes NW of Sundre, you'll find this private retreat that comes with a 1500 square foot cabin and a 36 X 40 foot shop. Situated right on your very own lake, this property is stunning and the extensive amount of trails throughout the forested balance of the land provide a new option everyday for the hiker and adventurous sort alike. The bonus to the land is the 3 bedroom, 2 bath, year round cabin that's set up to keep you comfy, and warm throughout all four seasons of the year. Use it for a weekend getaway or for your permanent home. This is one of Clearwater County's best kept secrets. Come and have a look today....you will not be disappointed!



Essential Information

MLS® #	A2255706
Price	\$749,000
Bathrooms	0.00
Acres	161.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address 54083a 35-1a Township



Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

Amenities

Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

Exterior

Exterior Features	Fire Pit, Garden
-------------------	------------------

Additional Information

Date Listed	September 10th, 2025
Days on Market	5
Zoning	100

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.