

# \$280,000 - 62014 Township Road 37-0a, Rural Clearwater County

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MLS® #A2177292

**\$280,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.00 Acres

NONE, Rural Clearwater County, Alberta

Newly subdivided private 5 acre lot, located between Caroline and Rocky, property consists of a nicely treed (spruce) area where an old home-site existed. The parcel has power, well (lots of water), gas and phone line.

Buyer will need to put in a sewer system. The Seller has agreed to do perimeter fence, there is some existing fencing on the property. The parcel has been surveyed- 4 corners are marked and a new approach has been completed. This property is situated minutes away from the Clearwater River and the Caroline Golf Course plus easy access to the west country & Burn Stick Lake. This acreage is a great spot to build and have some critters or build a cabin for a get-away place. The pump house stays. Taxes have not been assessed yet. GST is applicable.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2177292         |
| Price     | \$280,000        |
| Bathrooms | 0.00             |
| Acres     | 5.00             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 62014 Township Road 37-0a |
| Subdivision | NONE                      |
| City        | Rural Clearwater County   |
| County      | Clearwater County         |
| Province    | Alberta                   |
| Postal Code | T0M 0M0                   |

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Available |
|-----------|-----------------------|

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2024 |
| Days on Market | 182                |
| Zoning         | CRA                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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