

\$349,000 - Hwy 22, Rural Clearwater County

MLS® #A2253015

\$349,000

0 Bedroom, 0.00 Bathroom,
Land on 18.78 Acres

NONE, Rural Clearwater County, Alberta

Discover nearly 19 acres of flat, fully useable land just minutes from Caroline. Currently in hay production, this property offers endless potential—whether you dream of developing your ideal homestead, hobby farm, or simply investing in a highly versatile piece of land. If you're looking for space to roam in the west, this property is a gem! With several excellent building sites to choose from and direct access off pavement, you™ll love the convenience of being only 5 minutes to Caroline and 20 minutes to Sundre. Groceries, schools, medical care, banking, and restaurants are all close at hand, while still enjoying the peace and privacy of rural living. A lovely creek winds along the north and east property lines, creating a natural boundary and adding to the property™s charm. Zoned Agricultural, it™s perfectly suited for livestock, crops, or generating income right from your own land. Outdoor enthusiasts will appreciate the property™s proximity to the west country—just a short drive to Burnstick Lake, the Raven River, and the James River, all offering renowned fishing. Hiking, camping, dirt biking, and endless adventures await. This is your chance to own an outstanding piece of Central Alberta countryside and make it your own slice of heaven.



Essential Information

MLS® #

A2253015

Price	\$349,000
Bathrooms	0.00
Acres	18.78
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Hwy 22
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Additional Information

Date Listed	September 5th, 2025
Days on Market	76
Zoning	AG

Listing Details

Listing Office	eXp 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.