# \$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 of 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!





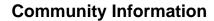
#### **Essential Information**

MLS® # A2255706 Price \$749,000

Bathrooms 0.00
Acres 161.00
Type Land

Sub-Type Residential Land

Status Active



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 55

Zoning 100

# **Listing Details**

Listing Office CIR Realty

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