



GRASSROOTS
REALTY GROUP

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54083A 35-1A Township
Rural Clearwater County, Alberta

MLS # A2255706



\$749,000

Division: NONE

Lot Size: 161.00 Acres

Lot Feat: -

By Town: Sundre

LLD: 7-35-5-W5

Zoning: 100

Water: Well

Sewer: -

Utilities: -

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!