



**GRASSROOTS**  
REALTY GROUP

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**Hwy 22**  
**Rural Clearwater County, Alberta**

**MLS # A2280003**



**\$349,000**

**Division:** NONE

**Lot Size:** 18.78 Acres

**Lot Feat:** -

**By Town:** Caroline

**LLD:** 9-36-5-W5

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

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.