



**GRASSROOTS**  
REALTY GROUP

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**65039 Highway 12**  
**Rural Clearwater County, Alberta**

**MLS # A2293776**



**\$145,000**

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**Division:** NONE

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**Lot Size:** 1.77 Acres

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**Lot Feat:** -

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**By Town:** Rocky Mountain House

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**LLD:** 19-40-6-W5

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**Zoning:** AG

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**Water:** None

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**Sewer:** None

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**Utilities:** -

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1.77 acres with Highway 12 frontage just minutes from Rocky Mountain House! This AG-zoned parcel offers excellent access with pavement right to the property and great visibility along the highway. Rich in local history, the property was once home to the former Taimi Community Hall and now offers a blank canvas for your future plans. Whether you're looking to build a country home with convenient highway access, start a small agricultural venture, or secure an affordable piece of land in a great location, this property offers plenty of potential. Located just 12 minutes to Rocky Mountain House and a stone's throw from Canyon Creek Golf Course, you'll enjoy the balance of rural space with nearby amenities. An affordable opportunity to bring your vision to life!