



GRASSROOTS
REALTY GROUP

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51038 Township Road 36-0A
Rural Clearwater County, Alberta

MLS # A2293984



\$329,900

Division: NONE

Lot Size: 8.70 Acres

Lot Feat: -

By Town: Caroline

LLD: 2-36-5-W5

Zoning: CRA (Country Residential)

Water: Private, Well

Sewer: -

Utilities: -

Your dream acreage starts here! This 8.7 acre parcel in Clearwater County offers the perfect balance of open space, privacy, and natural beauty with endless potential to build exactly what you've been envisioning. The property features a private approach, fully fenced, and a picturesque mix of open meadow and established trees, creating multiple ideal building sites. The land gently rolls with natural contours and tree shelter, giving you options for a tucked-away private yard or wide-open views across the countryside. A well is already on site, adding to the groundwork for your future build. One of the standout features of this property is the incredible surrounding landscape from the quiet tree lines to the expansive farmland and distant mountain views, this is the kind of setting that delivers true Alberta lifestyle living. Whether you're dreaming of a custom-built home, a weekend retreat, space for animals, or simply a private escape from town, this property gives you the flexibility to create it. Located within reasonable distance to Sundre, Caroline and Rocky Mountain House, you'll enjoy the peace of country living without giving up access to amenities. If you've been waiting for the right piece of land to build on this is it!