



GRASSROOTS
REALTY GROUP

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64067 Township Road 38-0A
Rural Clearwater County, Alberta

MLS # A2124130



\$395,000

Division: NONE

Lot Size: 6.00 Acres

Lot Feat: -

By Town: Rocky Mountain House

LLD: 5-38-6-W5

Zoning: CR

Water: -

Sewer: -

Utilities: -

Are you looking for a get away property or a fantastic location to build your future home with water access? Don't miss out on this 6 acre parcel with 83 meters of river front along the scenic Clearwater River. The acreage is heavily treed with poplar and evergreens and the top half of the property includes a private driveway, cleared building site with a rustic 16 x 20' cabin, tool shed, wood shed and a well maintained trail wide enough for an atv to travel down to the lower-level river front with direct access to a small swimming hole and beach that the owners have thoroughly enjoyed over the years. The one room cabin has a Franklin wood burning stove (with a WETT inspection) a small bedroom and an area for a small bathroom (composting toilet that's currently stored in the shed). There's a good solar power set up (the batteries are 2 years old), propane stove and fridge and an outhouse - no other services. This property is located in a desirable residential subdivision just 17 km SE of Rocky Mountain House.