



**GRASSROOTS**  
REALTY GROUP

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**13 West Country Boulevard  
Rural Clearwater County, Alberta**

**MLS # A2151039**



**\$157,000**

**Division:** West Country Estates

**Lot Size:** 2.51 Acres

**Lot Feat:** -

**By Town:** Caroline

**LLD:** 17-36-7-W5

**Zoning:** CR Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Visit REALTOR® website for additional information. Welcome to West Country Estates ~ 13 West Country Boulevard has just over 2.5 acres, with electricity & power to the property boundary. The perfect spot for your dream home or getaway. This development is minutes from the Clearwater River & Phyllis Lake. There are numerous other lakes nearby (Burntstick Lake, Birch Lake, Beaver Lake, Swan Lake, Cow lake). Alford Creek runs along the north edge of the subdivision. Situated just off of pavement, 12 minutes West of Caroline, AB - this is truly a nature lover's paradise! Covenants are in place to ensure a quality community (Conventional homes only).