



**GRASSROOTS**  
REALTY GROUP

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**62014 Township Road 37-0A  
Rural Clearwater County, Alberta**

**MLS # A2177292**



**\$255,000**

**Division:** NONE

**Lot Size:** 5.00 Acres

**Lot Feat:** -

**By Town:** Caroline

**LLD:** 3-37-6-W5

**Zoning:** CRA

**Water:** Well

**Sewer:** None

**Utilities:** Electricity, Natural Gas

Newly subdivided private 5 acre lot, located between Caroline and Rocky, property consists of a nicely treed (spruce) area where an old home-site existed. The parcel has power, drilled well, gas and phone line. Buyer will need to put in a sewer system. The Seller has perimeter fenced the property. This property is situated minutes away from the Clearwater River and the Caroline Golf Course plus easy access to the west country & Burn Stick Lake. This acreage is a great spot to build and have some critters or build a cabin for a get-away place. The pump house stays. GST is applicable.