



**GRASSROOTS**  
REALTY GROUP

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**5 Boundary Boulevard**  
**Rural Clearwater County, Alberta**

**MLS # A2200345**

**\$499,900**



**Division:** Boundary

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,502 sq.ft.

**Zoning:** RF

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Inclusions:** dishwasher, stove(s) refrigerator, washer, dryer, all window coverings in house. All furniture, appliances

Don't miss out on this amazing opportunity to LIVE and PLAY in the heart of West Central Alberta! Located approximately 30 kms (17 minutes) directly west of Caroline. This home is nestled in the stunning and pristine David Thompson Country. The 1500 square foot bilevel is well set up for the bigger family with it's 5 bedrooms and up and down living rooms so the kids have their own space too! This is the perfect home and location for outdoor enthusiasts and adventure loving families, and is known by many to have the "best hunting and fly fishing in the world"! Situated right at the base of thousands of acres of crown land, you can quad right from your site! It is also terrific for sledding, mountain biking, hiking, and more. The opportunities are endless! This property is surrounded by views of the majestic Rocky Mountains, as well as countless beautiful lakes, rivers and waterfalls. Don't miss this chance to live in this wonderful wilderness community! Load up your family, your toys, and head west. Chances are you may never want to leave!