



**GRASSROOTS**  
REALTY GROUP

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**48 BOUNDARY**  
**Rural Clearwater County, Alberta**

**MLS # A2209756**



**\$168,900**

**Division:** Boundary

**Lot Size:** 2.45 Acres

**Lot Feat:** -

**By Town:** Caroline

**LLD:** 30-35-8-W5

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

One of 3 acreages (zoned CR) located at the boundary of the Clearwater Forest Reserve west of Caroline. The location affords endless opportunities for all outdoor activities....both summer & winter! Swan Lake is a short 15 minute drive and the Tay and Clearwater Rivers are a short walk. Transformer at property line. Price includes 5% GST.