

\$395,000 - 64067 Township Road 38-0a, Rural Clearwater County

MLS® #A2124130

\$395,000

0 Bedroom, 0.00 Bathroom,
Land on 6.00 Acres

NONE, Rural Clearwater County, Alberta

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.



Essential Information

MLS® #	A2124130
Price	\$395,000
Sold Price	\$370,000
Bathrooms	0.00

Acres	6.00
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	64067 Township Road 38-0a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Amenities

Waterfront	River Front
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Additional Information

Date Listed	April 18th, 2024
Date Sold	June 25th, 2024
Days on Market	68
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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