

\$172,500 - 62 Beaver Trail Run, Rural Clearwater County

MLS® #A2151623

\$172,500

0 Bedroom, 0.00 Bathroom,
Land on 2.67 Acres

Beaver Creek Estates, Rural Clearwater
County, Alberta

Nestled in the heart of West Country's captivating landscape, where the air is crisp with the scent of pine and the horizon stretches with promise, lies a pristine parcel of land awaiting your vision. Here, surrounded by the serene beauty of nature and within easy reach of several shimmering lakes and endless crown land, you'll discover the perfect setting to bring your dreams to life.

Imagine waking up to the soft rustling of leaves and the distant call of birds, stepping outside to breathe in the fresh crisp air. This is more than just a piece of land; it's an invitation to embrace a lifestyle where relaxation and adventure go hand in hand. Whether you envision a cozy cabin tucked into the woods or a towering dream home, the possibilities are as limitless as the horizon.

For those who crave outdoor adventure, this location delivers in abundance. Spend your days casting a line into crystal-clear waters, paddling across mirrored lakes, 4 wheeling on the many carved out trails, or hunting the expansive forests. Come nightfall, gather around a crackling fire under a blanket of stars, sharing stories and making memories that will last a lifetime.

This isn't just about owning property; it's about creating a sanctuary where the pressures of everyday life fade away and the simple joys of



nature take center stage. With power already on the lot, and a quick commute to the Village of Caroline, 35 minutes to Rocky Mountain House, and an hour and a half to Calgary, convenience blends seamlessly with the tranquility of rural living.

Whether you're seeking a retreat for weekends of relaxation or a permanent escape from the city's hustle and bustle, this opportunity promises to fulfill your desires. Seize the chance to craft your own chapter in this storybook setting where every day is an adventure waiting to unfold.

Essential Information

MLS® #	A2151623
Price	\$172,500
Sold Price	\$180,000
Bathrooms	0.00
Acres	2.67
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	62 Beaver Trail Run
Subdivision	Beaver Creek Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

Amenities

Utilities	Electricity Available
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Additional Information

Date Listed	July 22nd, 2024
Date Sold	August 9th, 2024

Days on Market	18
Zoning	RR
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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