

\$220,000 - 210 Misty Valley Close, Rural Clearwater County

MLS® #A2162445

\$220,000

0 Bedroom, 0.00 Bathroom,
Land on 3.04 Acres

Misty Valley, Rural Clearwater County, Alberta

Newly landscaped acreage including a new approach / driveway and cleared building envelopment a signifant amount of groundscaping has been put into this lot to ensure adequate drainage and to improve the development possibilities including the relocation of an over head power line to improve the view of the valley and mountains. 3.04 acres services with power to the lot line (there is only propane available to this subdivsion, no natural gas). DON'T miss out on your opportunity to build your Westcountry getaway in the beautiful subdivision of Misty Valley Estates located only 64 km's west of Rocky Mountain House (or 34 km's east of Nordegg). This is a prime location and an excellent basecamp for all your wilderness adventures. The subdivision has majestic views of the mountains beyond with an added perk of being surrounded by rolling crown land. There are many trail systems for your enjoyment, explore the quiet trails leading to phenomenal landscapes by way of hiking, horseback riding, quadding. For the anglers there are numerous fishing locations west on highway 11 & Misty Valley is only a short ride to the North Saskatchewan river valley. Start your ultimate outdoor lifestyle in the heart of David Thompson Country with endless outdoor activities minutes from your doorstep. There are no building timeframes in this subdivision however the county's land-use bylaws for 'CR'



Country Residence acreages apply.
"CHALLENGE YOUR INNER EXPLORER"

Essential Information

MLS® #	A2162445
Price	\$220,000
Sold Price	\$200,000
Bathrooms	0.00
Acres	3.04
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	210 Misty Valley Close
Subdivision	Misty Valley
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 2H0

Exterior

Lot Description	See Remarks
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Additional Information

Date Listed	September 6th, 2024
Date Sold	October 21st, 2024
Days on Market	42
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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