

\$117,000 - Lot 35, 120 James River Landing, Rural Clearwater County

MLS® #A2211493

\$117,000

0 Bedroom, 0.00 Bathroom,
Land on 2.54 Acres

James River Retreat, Rural Clearwater
County, Alberta

Develop your dream cottage from scratch in the secluded natural beauty of the James River valley but with the security of a gated bare land condo community. Only minutes from the experiences of the eastern slopes of the Rocky Mountains and less than 2 hours from Calgary. This 2.54 acre lot is ready for a weekend get-away or place to spend some leisure time all year round. A flat building lot with river views, covered in a nice mix of spruce and aspen/poplar trees. Services to property line.



Essential Information

MLS® #	A2211493
Price	\$117,000
Sold Price	\$91,500
Bathrooms	0.00
Acres	2.54
Type	Land
Sub-Type	Recreational
Status	Sold

Community Information

Address	Lot 35, 120 James River Landing
Subdivision	James River Retreat
City	Rural Clearwater County

County	Clearwater County
Province	Alberta
Postal Code	T0M1C0

Amenities

Amenities	Snow Removal
Utilities	Electricity at Lot Line, Natural Gas At Lot Line
Waterfront	River Access

Exterior

Lot Description	Many Trees, Open Lot, Pie Shaped
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Additional Information

Date Listed	April 13th, 2025
Date Sold	June 19th, 2025
Days on Market	67
Zoning	LR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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