

\$849,000 - 62049b James River Road (twp Rd 343), Rural Clearwater County

MLS® #A2220383

\$849,000

0 Bedroom, 0.00 Bathroom,
Land on 132.68 Acres

NONE, Rural Clearwater County, Alberta

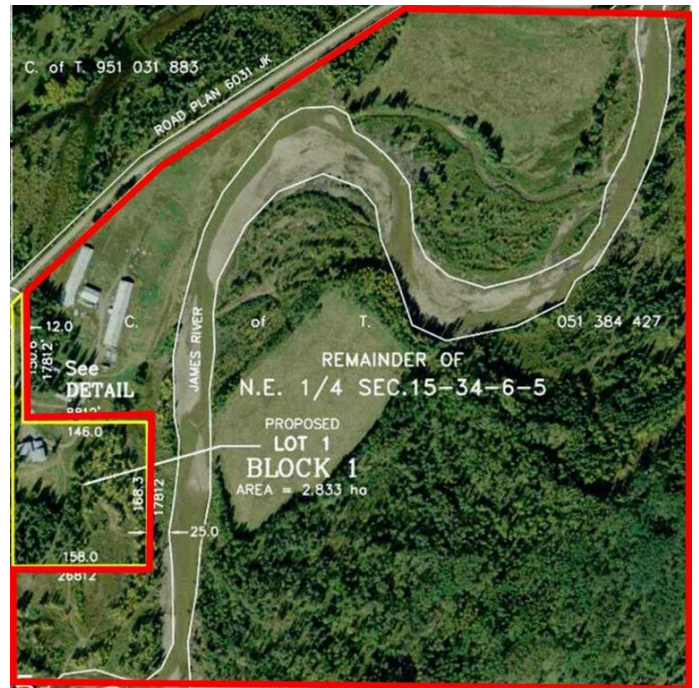
132.68 acres located on the James River just North West of Sundre. The Homestead of 20 acres, has 2 older homes, one is 1200 sq ft with 2 bedrooms and heated by electric and wood, rented by a long term tenant for \$750 and the other one is unlivable but gives you an opportunity to replace it with a new house. 40X60 shop with cement floor with in floor heating installed but not connected, 50X60 barn . The additional 112 acres is mostly across the river with 20 acres of hay land and the rest treed. Good for grazing cattle or horses.

Essential Information

MLS® #	A2220383
Price	\$849,000
Sold Price	\$775,000
Bathrooms	0.00
Acres	132.68
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	62049b James River Road (twp Rd 343)
Subdivision	NONE
City	Rural Clearwater County



County	Clearwater County
Province	Alberta
Postal Code	T0M 1C0

Additional Information

Date Listed	May 11th, 2025
Date Sold	June 15th, 2025
Days on Market	34
Zoning	Ag
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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