

# \$280,000 - 62014 Township Road 37-0a, Rural Clearwater County

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MLS® #A2177292

**\$280,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.00 Acres

NONE, Rural Clearwater County, Alberta

Newly subdivided private 5 acre lot, located between Caroline and Rocky, property consists of a nicely treed (spruce) area where an old home-site existed. The parcel has power, well (lots of water), gas and phone line.

Buyer will need to put in a sewer system. The Seller has agreed to do perimeter fence, there is some existing fencing on the property. The parcel has been surveyed- 4 corners are marked and a new approach has been completed. This property is situated minutes away from the Clearwater River and the Caroline Golf Course plus easy access to the west country & Burn Stick Lake. This acreage is a great spot to build and have some critters or build a cabin for a get-away place. The pump house stays. Taxes have not been assessed yet. GST is applicable.



## Essential Information

MLS® #	A2177292
Price	\$280,000
Bathrooms	0.00
Acres	5.00
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	62014 Township Road 37-0a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Utilities	Electricity Available
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### **Exterior**

Exterior Features	Private Entrance, Private Yard
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### **Additional Information**

Date Listed	November 2nd, 2024
Days on Market	167
Zoning	CRA

### **Listing Details**

Listing Office	Royal LePage Tamarack Trail Realty
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