

# \$399,900 - Hwy 22, Rural Clearwater County

MLS® #A2209024

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Land on 34.80 Acres

NONE, Rural Clearwater County, Alberta

Here's a nice 34.8 acre piece of land that can be used for just about whatever you can dream up. The north end of the property has an excellent shelter belt and has the potential for a walkout basement if you so desire. The balance of the land is open and freshly seeded last year. Currently rented out. There is ample room for a small hobby farm and it's just waiting for the right people to see the vision. The added bonus is, it's right across the road from the James River and if fishing is your thing....location is everything! Come and have a look today!

## Essential Information

MLS® #	A2209024
Price	\$399,900
Bathrooms	0.00
Acres	34.80
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Hwy 22
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1C0



## **Additional Information**

Date Listed	April 8th, 2025
Days on Market	15
Zoning	AG

## **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.