

# \$255,000 - 62014 Township Road 37-0a, Rural Clearwater County

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MLS® #A2177292

**\$255,000**

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, drilled well, gas and phone line. Buyer will need to put in a sewer system. The Seller has perimeter fenced the property. 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. GST is applicable.

## Essential Information

MLS® #	A2177292
Price	\$255,000
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, Natural Gas 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	256
Zoning	CRA

**Listing Details**

Listing Office	Royal Lepage Tamarack Trail Realty
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