

# \$179,900 - 1 Boundary Boulevard, Rural Clearwater County

MLS® #A2209755

**\$179,900**

0 Bedroom, 0.00 Bathroom,  
Land on 3.58 Acres

Boundary, Rural Clearwater County, Alberta

3.50 acres zoned CR (country residential) located at the edge of the Clearwater Forest Reserve....west of Caroline. This location affords many opportunities for summer and winter activities.....plus the potential to rezone and use as a commercial investment. The Tay River and Clearwater Rivers are a short walk away and Swan Lake is a short 15 minute drive. Many opportunities await!!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2209755         |
| Price     | \$179,900        |
| Bathrooms | 0.00             |
| Acres     | 3.58             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1 Boundary Boulevard    |
| Subdivision | Boundary                |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 211             |
| Zoning         | CR              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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