

\$880,000 - Se-31 & Nw-32 -53-5-w4, Rural Vermilion River, County of

MLS® #A2231265

\$880,000

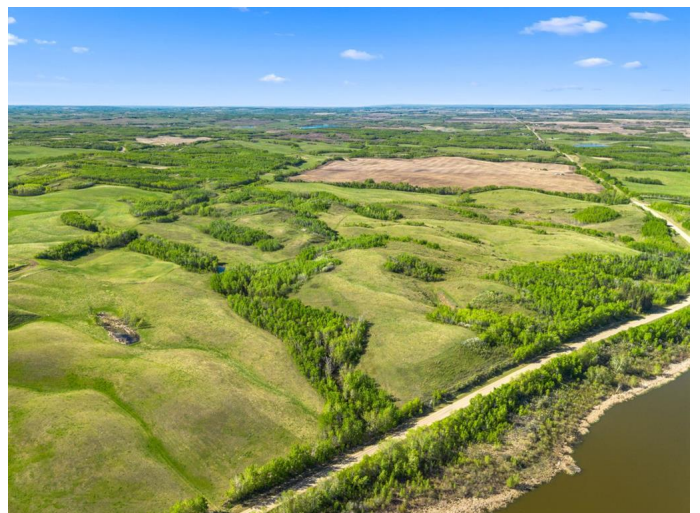
0 Bedroom, 0.00 Bathroom,
Land on 208.58 Acres

NONE, Rural Vermilion River, County of,
Alberta

Welcome to an extraordinary opportunity to own a piece of Alberta's untouched beauty – a breathtaking blend of rolling pasture, lakefront serenity, and investment potential on the exclusive shores of Raft Lake. Scenic. Private. Full of potential. This 208.58-acre package just north of Clandonald, is a rare chance to own a breathtaking mix of productive pastureland and pristine lakefront – spread over three titled parcels.

The largest title of the offering is the 151.03-acre quarter section of gently rolling pasture, complete with a dugout for water, a spring, and a reclaimed surface lease generating \$3,416 annually. With low annual taxes of \$253.45, this land offers both functionality and financial return. It's ideal for grazing, future development, or simply enjoying the peace of the countryside.

Connected to the quarter via a convenient under-road culvert, the 54.17-acre Lakefront Pasture is a showstopper. Boasting over 3,000 feet of sandy shoreline on the secluded waters of Raft Lake, this parcel offers multiple elevated building sites and unbeatable views. A 217' water well was drilled in 1978 when development was explored. Whether you envision a private family retreat, a weekend getaway, or simply a quiet escape, this land



delivers. Taxes are just \$121.81 per year.

Also included is a 3.38-acre titled acreage carved out of the quarter. Keep it, sell it, or fold it back into the larger parcel—the choice is yours. With taxes of just \$50 per year, it’s a flexible bonus to an already impressive package.

Rarely does a property combine natural beauty, income potential, and recreational value like this. Whether you’re expanding your ranch, investing in Alberta land, or dreaming of lakefront living, this is a place where your vision can take root. Three titles - One incredible opportunity. Whether you're looking to ranch, relax, retreat, or develop, these lands deliver unmatched value and natural beauty. With rolling prairies, lakefront serenity, and the kind of quiet that’s getting harder to find, this is your chance to own a piece of Alberta paradise..

Tour this hidden gem and start imagining your future on Raft Lake.

Essential Information

MLS® #	A2231265
Price	\$880,000
Bathrooms	0.00
Acres	208.58
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Se-31 & Nw-32 -53-5-w4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of

Province	Alberta
Postal Code	T0B 0X0

Amenities

Is Waterfront	Yes
Waterfront	See Remarks, Beach Access, Beach Front, Creek, Lake, Lake Front, Lake Privileges, Navigable Water, Pond, Waterfront

Additional Information

Date Listed	June 14th, 2025
Days on Market	4
Zoning	AG

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.