

\$449,000 - 363068 Range Road 50, Rural Clearwater County

MLS® #A2253006

\$449,000

0 Bedroom, 0.00 Bathroom,
Land on 9.30 Acres

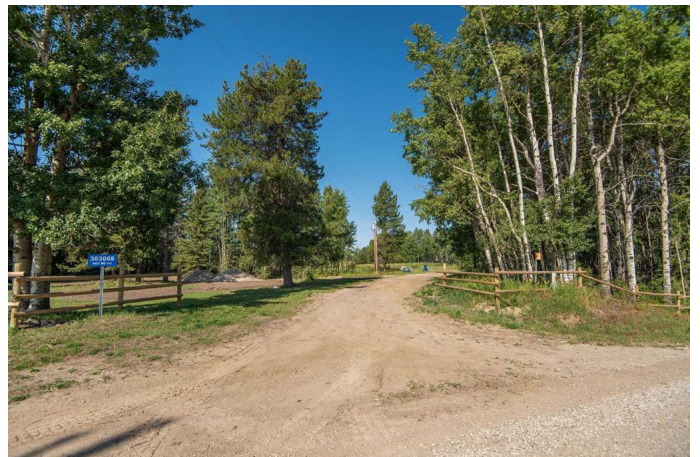
NONE, Rural Clearwater County, Alberta

Welcome to your own slice of Central Alberta paradise – a lush 9.3-acre parcel tucked away on a quiet dead-end road, offering both privacy and convenience. This beautiful bare land is ready for your vision, with power and water already on site and several ideal building spots to choose from.

The property features a mix of cleared and treed areas, giving you the perfect balance of open space and natural shelter. Open views to the east and west mean you™ll enjoy breathtaking sunrises and sunsets every day. Easy to maintain, this land is ideal for building your dream home, setting up a hobby farm, or creating a peaceful retreat.

Outdoor enthusiasts will love being near the Raven River, renowned for its excellent fishing, while families will appreciate the community feel – the local hall just down the road hosts monthly gatherings, and the school bus picks up right at the driveway for Spruce View K-12 School.

Located between Spruce View and Caroline, close to Highway 54, you™ll have quick access to amenities while still enjoying country quiet. Just 45 minutes to Red Deer, this property is the perfect blend of rural charm and accessibility.



Essential Information

MLS® #	A2253006
Price	\$449,000
Bathrooms	0.00
Acres	9.30
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	363068 Range Road 50
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4G 0M1

Amenities

Utilities	Electricity Available
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Additional Information

Date Listed	September 5th, 2025
Days on Market	65
Zoning	CR

Listing Details

Listing Office	eXp Realty
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