

# \$240,000 - 127, 50056 35-0 Township, Rural Clearwater County

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MLS® #A2142249

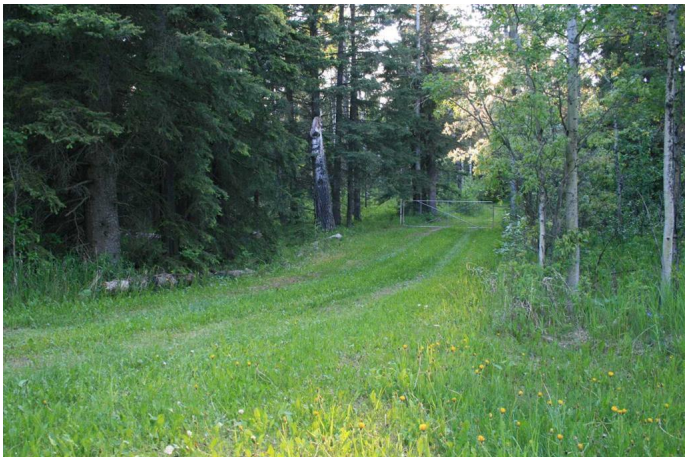
**\$240,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.00 Acres

NONE, Rural Clearwater County, Alberta

A rare opportunity for a unique 4 acres parcel of pristine recreational paradise in its natural state. Enjoy the small, heated cabin & sunroom addition, additional guest cabin, a couple of RVs for your family or friends to bunk in or bring their own. Enjoy the large, roofed fire pit area to share stories regardless of the weather. It has its own well, solar panels/battery & propane heat & refrigerator & comes furnished. Extras include log splitters, a generator, lawn equipment & a chain saw. Just 7.3km to James River Store; 26km to Sundre; & 1hr 20min to YYC.

Liberty Tree Retreat owners buy title into the 1/50th share of the ¼ section. On your 4 acres, imagine the space & true camping space for your friends & family to be able to bring their RVs & enjoy nature. If this sounds like your recreational dream, come check out this unique opportunity. This is private property with access available by appointment only.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2142249  |
| Price     | \$240,000 |
| Bathrooms | 0.00      |
| Acres     | 4.00      |
| Type      | Land      |

|          |              |
|----------|--------------|
| Sub-Type | Recreational |
| Status   | Active       |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 127, 50056 35-0 Township |
| Subdivision | NONE                     |
| City        | Rural Clearwater County  |
| County      | Clearwater County        |
| Province    | Alberta                  |
| Postal Code | T0M 1C0                  |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | None                     |
| Utilities | Propane, Water Available |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Private Entrance               |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot, Wooded |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2024 |
| Days on Market | 314             |
| Zoning         | A -Rec          |
| HOA Fees       | 470             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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