

# \$634,400 - Township Road 365a, Rural Clearwater County

---

MLS® #A2208910

**\$634,400**

0 Bedroom, 0.00 Bathroom,  
Land on 131.63 Acres

NONE, Rural Clearwater County, Alberta

This 131-acre mixed-use property offers a diverse rolling landscape and endless potential for a variety of uses. With a blend of open pasture, productive hay fields and pockets of mature trees, the land is well-suited for farming, recreation, or building your dream rural retreat. Seasonal creeks meander through the property, adding to its natural charm and supporting local wildlife. Ideal for outdoor enthusiasts, the land offers excellent hunting opportunities and directly borders Crown land, providing even more space to explore. Location is prime! Whether you're looking to homestead, farm, or enjoy a peaceful getaway, this unique property delivers the best of rural living.

## Essential Information

MLS® #	A2208910
Price	\$634,400
Bathrooms	0.00
Acres	131.63
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Township Road 365a
Subdivision	NONE



City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Waterfront	Creek
------------	-------

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	40
Zoning	AG

### **Listing Details**

Listing Office	CIR 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.