

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

---

MLS® #A2142249

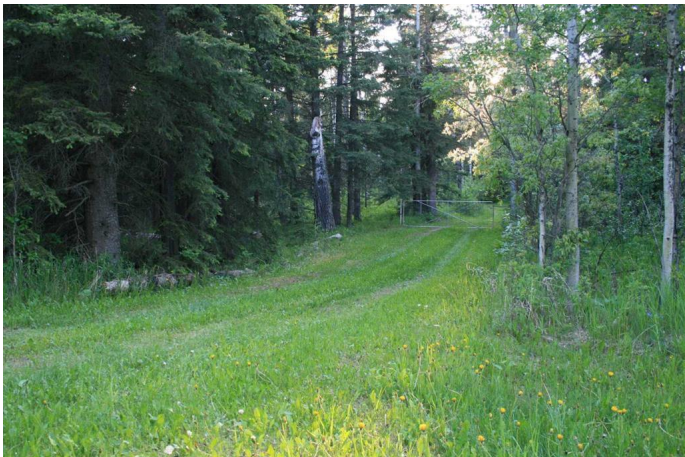
**\$240,000**

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	316
Zoning	A -Rec
HOA Fees	470
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Coldwell Banker Vision 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.