

\$1,500,000 - Near Caroline On Range Road 52, Rural Clearwater County

MLS® #A2242733

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Land on 160.00 Acres

NONE, Rural Clearwater County, Alberta

Unique opportunity calling! Own a piece of true Alberta paradise on 160 acres (two 80 acre parcels side by side). Situated on a quiet range road, 8 minutes East of Caroline, this land has been in the family for almost 100 years. With open pasture and grassland, to heavily treed areas, and the Raven River snaking through, the options are endless. The off-grid cabin with a concrete floor gives you a place to enjoy nature at it's finest. Steps to the river, try your hand at fishing. Each 80 acres is fenced along the perimeter, with another fence running in between. This allows you to utilize it for your own cattle or rent it out. There is a phenomenal build site perched up top at the North West side of the property, giving you Mountain views with the river down below. Another potential build site on the Easterly 80 acres; see photos for reference. This is an incredible chance to build your own heritage, develop it into something that more can enjoy, or keep it as a private getaway for your family and friends. High Country Berries is a local u-pick that is close to the property and offers saskatoons, raspberries, & haskaps.



Essential Information

MLS® #	A2242733
Price	\$1,500,000
Bathrooms	0.00

Acres	160.00
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	Near Caroline On Range Road 52
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Waterfront	River Front
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Exterior

Lot Description	Creek/River/Stream/Pond, Pasture, Private, Secluded, Treed, Views, Rolling Slope
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Additional Information

Date Listed	July 25th, 2025
Days on Market	3
Zoning	AG

Listing Details

Listing Office	CIR Realty
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