

# \$157,000 - 13 West Country Boulevard, Rural Clearwater County

MLS® #A2151039

**\$157,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.51 Acres

West Country Estates, Rural Clearwater  
County, Alberta

Visit REALTOR® website for additional information. Welcome to West Country Estates ~ 13 West Country Boulevard has just over 2.5 acres, with electricity & power to the property boundary. The perfect spot for your dream home or getaway. This development is minutes from the Clearwater River & Phyllis Lake. There are numerous other lakes nearby (Burntstick Lake, Birch Lake, Beaver Lake, Swan Lake, Cow lake). Alford Creek runs along the north edge of the subdivision. Situated just off of pavement, 12 minutes West of Caroline, AB - this is truly a nature lover's paradise! Covenants are in place to ensure a quality community (Conventional homes only).

## Essential Information

MLS® #	A2151039
Price	\$157,000
Bathrooms	0.00
Acres	2.51
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address 13 West Country Boulevard



Subdivision	West Country Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

### **Additional Information**

Date Listed	July 19th, 2024
Days on Market	418
Zoning	CR Country Residential

### **Listing Details**

Listing Office	PG Direct Realty Ltd.
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