

\$799,000 - 50029 Township Road 37-0, Rural Clearwater County

MLS® #A2232314

\$799,000

3 Bedroom, 2.00 Bathroom, 1,766 sqft
Residential on 102.12 Acres

NONE, Rural Clearwater County, Alberta

Beautiful 102-acre property bordering the renowned North Raven River—one of Alberta’s best trout fishing destinations, and crown land across the river! Approx. 70 acres are arable (formerly in hay), now in pasture. Private, landscaped building site features mature trees, river views, and a peaceful valley setting. Includes a 3 bed, 2 bath mobile home with a spacious addition and covered deck overlooking the river. The 40'x50' finished shop (1998) offers a 12' overhead door, 20' lean-to, metal-clad exterior, heated interior with mezzanine, 12,000 lb hoist and 220 power - perfect for projects, storage or toys. Enjoy \$4,100 annual oil revenue and just 2 km of gravel off pavement. Ideal for quiet country living, hobby farming, or a recreational getaway with your own fishing hole!

Built in 1994



Essential Information

MLS® #	A2232314
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,766
Acres	102.12

Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	50029 Township Road 37-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1W0

Amenities

Parking	Quad or More Detached
Waterfront	River Front

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Space Heater
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Farm, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pasture, Private
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Wood, Block

Additional Information

Date Listed	June 17th, 2025
Days on Market	8
Zoning	A

Listing Details

Listing Office RE/MAX real estate central alberta

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