

\$999,900 - 385057a Rge Rd 4-3 Street, Rural Clearwater County

MLS® #A2240919

\$999,900

0 Bedroom, 0.00 Bathroom,
Agriculture on 152.00 Acres

N/A, Rural Clearwater County, Alberta

Located along Highway 11 with excellent visibility, this 154-acre mixed farming property offers significant future commercial development potential. The land features a combination of open fields and mature trees, along with a single-wide mobile home and an additional serviced site. A large, newer metal shop is also on the property, divided into two sections: the east side measures 24x40 with a 14 ft high by 19.6 ft wide overhead door, while the west side is 36x40 with a 12 ft high by 11.6 ft wide door. The shop includes cement floors, 220 power, and a 2-piece bathroom. This property also generates solid annual income with \ \$7,000 from oil revenue, \ \$4,400 from a land lease, and \ \$1,500 from a gas lease. A rare opportunity in a prime location with strong investment potential. (id:6289)

Built in 1978

Essential Information

Listing #	A2240919
Price	\$999,900
Bathrooms	0.00
Acres	152.00
Year Built	1978
Type	Agriculture
Sub-Type	Freehold

Community Information



Address	385057a Rge Rd 4-3 Street
Subdivision	N/A
City	Rural Clearwater County
Province	Alberta
Postal Code	T0M0X0

Amenities

Features	See remarks
----------	-------------

Listing Details

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 22nd, 2025 at 11:46pm PDT