

# \$849,000 - 62049b James River Road (twp Rd 343), Rural Clearwater County

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MLS® #A2220383

**\$849,000**

0 Bedroom, 0.00 Bathroom,  
Land on 132.68 Acres

NONE, Rural Clearwater County, Alberta

132.68 acres located on the James River just North West of Sundre. The Homestead of 20 acres, has 2 older homes, one is 1200 sq ft with 2 bedrooms and heated by electric and wood, rented by a long term tenant for \$750 and the other one is unlivable but gives you an opportunity to replace it with a new house. 40X60 shop with cement floor with in floor heating installed but not connected, 50X60 barn . The additional 112 acres is mostly across the river with 20 acres of hay land and the rest treed. Good for grazing cattle or horses.

## Essential Information

MLS® #	A2220383
Price	\$849,000
Bathrooms	0.00
Acres	132.68
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	62049b James River Road (twp Rd 343)
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County



Province	Alberta
Postal Code	T0M 1C0

### **Additional Information**

Date Listed	May 11th, 2025
Days on Market	1
Zoning	Ag

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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