

# \$684,000 - Se-31 & Nw-32 -53-5-w4, Rural Vermilion River, County of

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MLS® #A2231265

**\$684,000**

0 Bedroom, 0.00 Bathroom,  
Land on 208.58 Acres

NONE, Rural Vermilion River, County of,  
Alberta

Now offered with a \$200,000 price reduction, this is a rare and remarkable opportunity to own a piece of Alberta's untouched natural beauty—where lakefront serenity, pasture land, and long-term investment value come together. Located just north of Clandonald, Alberta, this 208.58-acre holding spans three separate titled parcels and offers a highly versatile mix of gently rolling pasture, quiet privacy, and over 3,000 feet of shoreline on a secluded and semi-private body of water. Whether you're looking to graze livestock, build a lakeside retreat, hold for future development, or simply invest in the peace of rural Alberta, this property checks all the boxes. The largest title is a 151.03-acre full quarter section with a sweeping pastoral landscape, perfect for grazing or building. It features a spring-fed water well, dugout, and an older reclaimed surface lease that generates an annual income of \$3,416. Annual taxes on this parcel remain low at just \$253.45. The topography offers several suitable sites for future structures, and the natural water supply enhances both its utility and appeal for agricultural use or off-grid retreat development. Across the road—but conveniently connected via an existing culvert—is the crown jewel of this offering: a 54.17-acre lakefront parcel with over 3,000 feet of sandy shoreline along Raft Lake, one of



the area’s most private and underdeveloped water bodies. With elevated building sites, open views, and a strong natural setting, this parcel would be ideal for a seasonal getaway, recreational site, or dream lakefront home. A 217-foot drilled well from 1978 is located on this parcel, a remnant of a previously explored development. Annual property taxes are only \$121.81. Also included is a 3.38-acre titled acreage carved from the quarter section—a flexible bonus that can be kept for additional use, reintegrated into the main quarter, or sold off separately as a small holding. Taxes on this third parcel are just \$50 per year. All combined, these three titles offer a rare combination of natural beauty, income potential, and recreational opportunity. And with the seller open to selling parcels individually if desired, the flexibility of this offering is unmatched. Whether you're an investor, rancher, outdoor enthusiast, or someone seeking an exclusive setting for your dream build, this Raft Lake property deserves your attention. Quiet, private, scenic—and now priced to sell.

Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2231265        |
| Price     | \$684,000       |
| Bathrooms | 0.00            |
| Acres     | 208.58          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Se-31 & Nw-32 -53-5-w4           |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0B 0X0 |

### Amenities

|               |                                                                                                                     |
|---------------|---------------------------------------------------------------------------------------------------------------------|
| Is Waterfront | Yes                                                                                                                 |
| Waterfront    | Beach Access, Beach Front, Creek, Lake, Lake Front, Lake Privileges, Navigable Water, Pond, See Remarks, Waterfront |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 69              |
| Zoning         | AG              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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