

# \$159,000 - 17 West Country Boulevard, Rural Clearwater County

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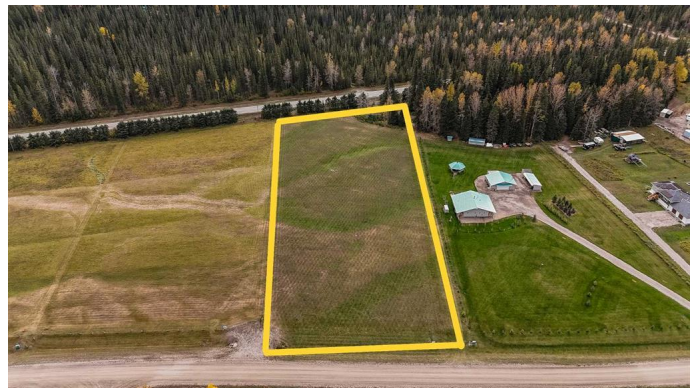
MLS® #A2262339

**\$159,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.50 Acres

West Country Estates, Rural Clearwater  
County, Alberta

2.5 Acres of Untouched Potential – Nature at Your Doorstep! Discover the perfect canvas for your dream home on this stunning 2.5-acre bare land acreage, located just 25 minutes from Rocky Mountain House and 12 minutes to Caroline. Surrounded by Alberta’s breathtaking wilderness, this property offers the ultimate blend of privacy, tranquility, and outdoor adventure. Prime Location~ minutes from the crystal-clear waters of Clearwater River and the serene beauty of Phyllis Lake with easy access to hiking, fishing, kayaking, and year-round crown land adventures. Build Your Vision~ Whether you're dreaming of a traditional home, a modern country estate, or a weekend getaway, this parcel provides the space to bring your vision to life. With nature as your backyard, every sunrise and sunset becomes a masterpiece. A peaceful retreat with a short drive to amenities. This is more than land—it's a lifestyle. Come explore the possibilities and make your mark in Alberta's great outdoors. Note: new water well on property. Electrical & power to the boundary of the property.



## Essential Information

MLS® #	A2262339
Price	\$159,000

Bathrooms	0.00
Acres	2.50
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	17 West Country Boulevard
Subdivision	West Country Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

### Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	CR

### Listing Details

Listing Office	Century 21 Maximum
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