

**17 West Country Boulevard  
Rural Clearwater County, Alberta**

**MLS # A2262339**



## \$159,000

**Division:** West Country Estates

**Lot Size:** 2.50 Acres

**Lot Feat:** -

**By Town:** Rocky Mountain House

**LLD:** 17-36-7-W5

**Zoning:** CR

**Water:** Well

**Sewer:** -

**Utilities:** -

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&mdash;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.