

\$499,900 - 5 Boundary Boulevard, Rural Clearwater County

MLS® #A2247533

\$499,900

4 Bedroom, 2.00 Bathroom, 1,502 sqft
Residential on 0.30 Acres

NONE, Rural Clearwater County, Alberta

Don't miss out on this amazing opportunity to LIVE and PLAY in the heart of West Central Alberta! Located approximately 30 kms (17 minutes) directly west of Caroline. This home is nestled in the stunning and pristine David Thompson Country. For the outdoor enthusiasts and adventure loving families, this is known by many to have the "best hunting and fly fishing in the world"! Situated right at the base of thousands of acres of crown land, you can quad right from your home! It is also terrific for sledding, mountain biking, hiking, and more. The fun is endless!



Built in 1984

Essential Information

MLS® #	A2247533
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,502
Acres	0.30
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	5 Boundary Boulevard
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

Amenities

Amenities	Laundry, Parking
Parking	Parking Pad

Interior

Interior Features	Separate Entrance, Storage, Beamed Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	3
Zoning	RF
HOA Fees	1
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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