

# \$999,900 - 385057a Rge Rd 4-3 Street, Rural Clearwater County

MLS® #A2240919

**\$999,900**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 152.00 Acres

NONE, Rural Clearwater County, Alberta

Located along Highway 11 with excellent visibility, this 154-acre mixed farming property offers significant future commercial development potential. The land features a combination of open fields and mature trees, along with a single-wide mobile home and an additional serviced site. A large, newer metal shop is also on the property, divided into two sections: the east side measures 24x40 with a 14 ft high by 19.6 ft wide overhead door, while the west side is 36x40 with a 12 ft high by 11.6 ft wide door. The shop includes cement floors, 220 power, and a 2-piece bathroom. This property also generates solid annual income with \ \$7,000 from oil revenue, \ \$4,400 from a land lease, and \ \$1,500 from a gas lease. A rare opportunity in a prime location with strong investment potential.

Built in 1978

## Essential Information

MLS® #	A2240919
Price	\$999,900
Bathrooms	0.00
Acres	152.00
Year Built	1978
Type	Agri-Business
Sub-Type	Agriculture
Status	Active



## Community Information

Address	385057a Rge Rd 4-3 Street
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0X0

## Amenities

Utilities	See Remarks
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## Interior

Has Basement	Yes
Basement	Unfinished

## Exterior

Lot Description	See Remarks
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## Additional Information

Date Listed	July 17th, 2025
Days on Market	55
Zoning	mixed Farming

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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