

\$117,000 - Lot 35, 120 James River Landing, Rural Clearwater County

MLS® #A2211493

\$117,000

0 Bedroom, 0.00 Bathroom,
Land on 2.54 Acres

James River Retreat, Rural Clearwater
County, Alberta

Develop your dream cottage from scratch in the secluded natural beauty of the James River valley but with the security of a gated bare land condo community. Only minutes from the experiences of the eastern slopes of the Rocky Mountains and less than 2 hours from Calgary. This 2.54 acre lot is ready for a weekend get-away or place to spend some leisure time all year round. A flat building lot with river views, covered in a nice mix of spruce and aspen/poplar trees. Services to property line.



Essential Information

MLS® #	A2211493
Price	\$117,000
Bathrooms	0.00
Acres	2.54
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	Lot 35, 120 James River Landing
Subdivision	James River Retreat
City	Rural Clearwater County
County	Clearwater County

Province Alberta
Postal Code T0M1C0

Amenities

Amenities Snow Removal
Utilities Electricity at Lot Line, Water
 At Lot Line
Waterfront River Access

Exterior

Lot Description Many Trees, Open Lot, Pie S

Additional Information

Date Listed April 13th, 2025
Days on Market 24
Zoning LR
HOA Fees 122
HOA Fees Freq. MON

Listing Details

Listing Office Real Broker

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