

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

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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
<b>Amenities</b>	
Amenities	Snow Removal
Utilities	Electricity at Lot Line, Natural Gas At Lot Line
Waterfront	River Access

**Exterior**

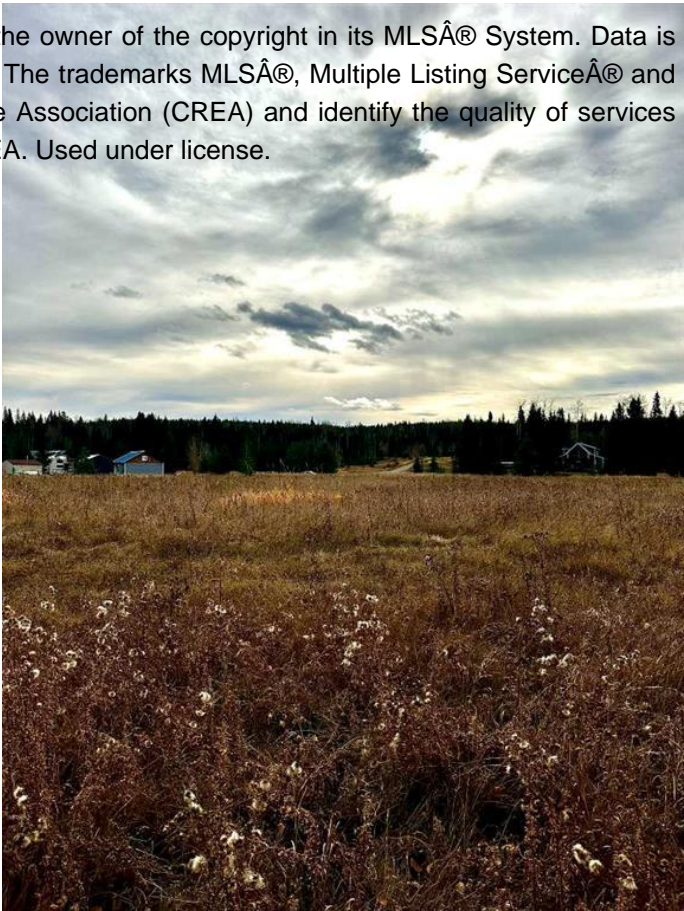
Lot Description	Pie Shaped Lot, Many Trees, River Access
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**Additional Information**

Date Listed	April 13th, 2025
Days on Market	63
Zoning	LR

**Listing Details**

Listing Office	Real Broker
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