

\$799,900 - Lot 1 0020137, Clairmont

MLS® #A2227768

\$799,900

0 Bedroom, 0.00 Bathroom,
Land on 22.45 Acres

NONE, Clairmont, Alberta

RARE OPPORTUNITY â€” 22 ACRES
BORDERING BEAR CREEK GOLF COURSE!
Discover the perfect blend of privacy, nature,
and business potential with this one-of-a-kind
approximately 22-acre parcel located right on
the edge of the city. A true dream property
with Bear Creek meandering through, this
gorgeous treed acreage offers the ideal setting
to build your forever home. A fenced and
cleared building site is ready and waiting,
surrounded by mature trees that provide both
beauty and privacy. The north portion of the
property is zoned for commercial or industrial
use and features a graveled and serviced site
â€” the ideal spot to build a shop, operate a
home-based business, or create the ultimate
man-cave. There's also a couple of acres of
graveled yard site, giving you space and
flexibility to suit your vision. This incredible
acreage sides the Bear Creek Golf course, has
pavement right to your driveway, enjoys low
county taxes, and offers unbeatable
convenience just minutes from town. Whether
you're looking to build your dream home, run a
business from your backyard, or enjoy the best
of both worlds â€” this is the opportunity
youâ€™ve been waiting for. Donâ€™t miss
your chance to have it all!



Essential Information

MLS® #	A2227768
Price	\$799,900

Bathrooms	0.00
Acres	22.45
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Lot 1 0020137
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 6W7

Additional Information

Date Listed	June 4th, 2025
Days on Market	78
Zoning	CR-5

Listing Details

Listing Office	RE/MAX Grande Prairie
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