

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

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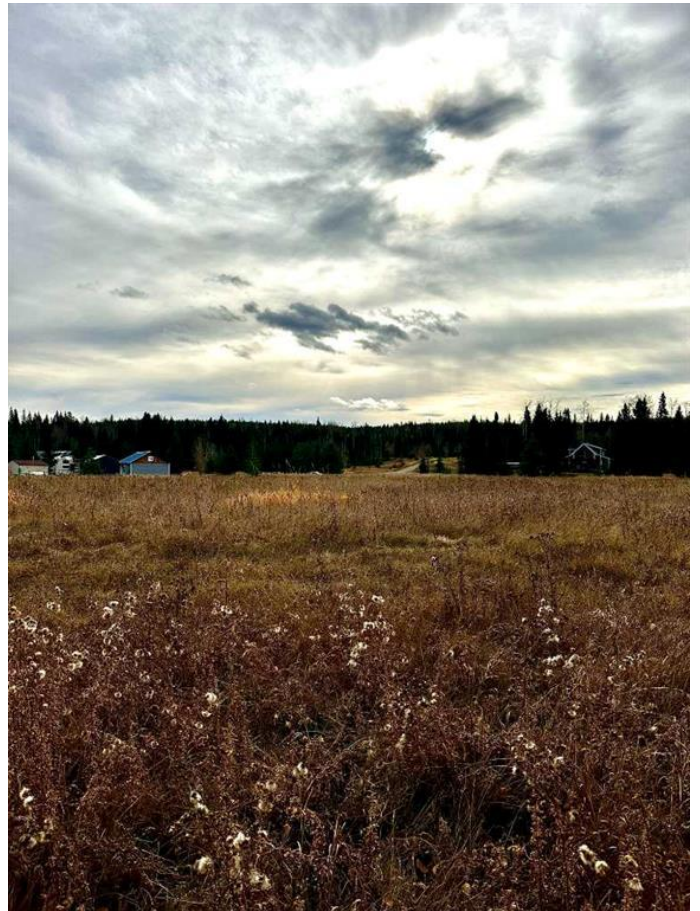
MLS® #A2211493

**\$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

**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            30  
Zoning                      LR  
HOA Fees                  122  
HOA Fees Freq.            MON

**Listing Details**

Listing Office              Real Broker

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