

# \$198,500 - 71037 Township Road 39-3, Rural Clearwater County

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MLS® #A2214041

**\$198,500**

0 Bedroom, 0.00 Bathroom,  
Land on 1.50 Acres

NONE, Rural Clearwater County, Alberta

1.5 Acres with SERVICES, just 1 min to Rainbow Ford! Power, Natural Gas, Septic and Water well are ALL here! Country & convenience! If you want the seclusion and privacy of country living, but need FAST access to the conveniences of Town, here's your Acreage! Literally just 1 min E of Rainbow Ford! A beautifully treed, with a good cleared area and parking on 1.5 Acres with ALL Services are installed. A beautiful, convenient location for your NEW Home! The Mobile currently renting on the property can be assumed or will be moved off with minimum 3 months Notice.



## Essential Information

MLS® #	A2214041
Price	\$198,500
Bathrooms	0.00
Acres	1.50
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	71037 Township Road 39-3
Subdivision	NONE
City	Rural Clearwater County

County	Clearwater County
Province	Alberta
Postal Code	T0M 0C0

**Amenities**

Utilities	Natural Gas Paid, Electricity
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**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	70
Zoning	CR

**Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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