

**Lot 1 0020137**  
**Clairmont, Alberta**

**MLS # A2227768**



**\$799,900**

**Division:** NONE

**Lot Size:** 15.25 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CR-5

**Water:** -

**Sewer:** -

**Utilities:** -

RARE OPPORTUNITY &ndash; 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 &ndash; 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 &ndash; this is the opportunity you've been waiting for. Don't miss your chance to have it all!