

# \$644,900 - 5 Boundary Boulevard, Rural Clearwater County

MLS® #A2201084

**\$644,900**

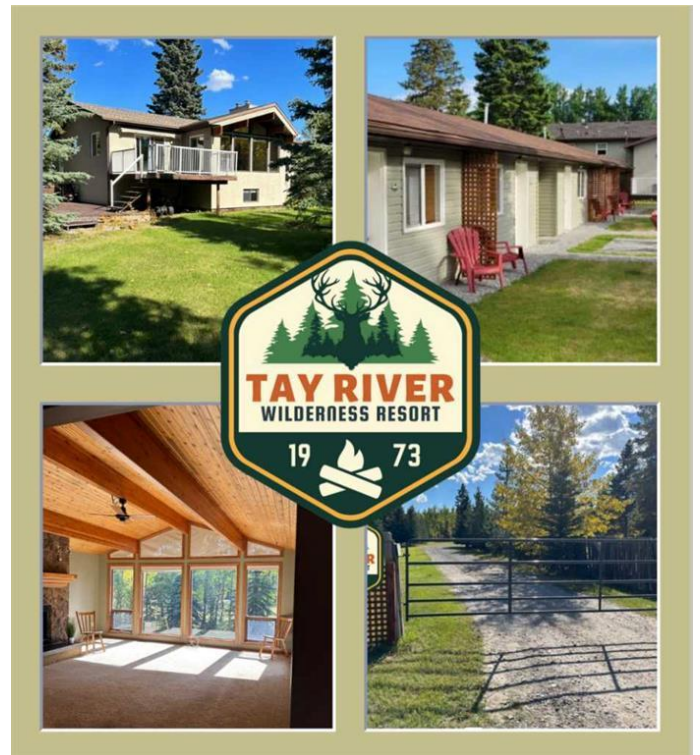
5 Bedroom, 3.00 Bathroom, 1,503 sqft  
Residential on 2.00 Acres

Boundary, Rural Clearwater County, Alberta

Don't miss out on this amazing opportunity to LIVE, WORK, and PLAY in the heart of West Central Alberta! Located approximately 30 kms (17 minutes) directly west of Caroline. This unique package includes a lovely income generating home (lot 22) (2832 sq ft of living space), Lot 23 (90k value) and a popular, clean and comfortable 6 Unit lodge (lot 21) with the opportunity to purchase all unsold lots in a separate package. These lots are always in high demand. Add a few cool "glamping" tents in the yard, and you can even further maximize your income potential. There is also an opportunity for a salaried position as a site manager, if desired.

Established in 1973, and with the lodge being the only accommodation in the area, this much-loved former campground is nestled in the stunning and pristine David Thompson Country. It is the perfect home away from home for outdoor enthusiasts and adventure loving families, and is known by many to have the "best hunting and fly fishing in the world"! Situated right at the base of thousands of acres of crown land, you and your guests can quad right from your site! It is also terrific for sledding, mountain biking, hiking, and more. The opportunities are endless!

Tay River Wilderness Resort is surrounded by views of the majestic Rocky Mountains, as well as countless beautiful lakes, rivers and



waterfalls.

Don't miss this chance to become a part of this wonderful wilderness community! Load up your family, your toys, and head west.

Chances are you may never want to leave!

Check out the video link!!

Built in 1984

### Essential Information

MLS® #	A2201084
Price	\$644,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	2.00
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	5 Boundary Boulevard
Subdivision	Boundary
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

### Amenities

Amenities	Parking, Playground, Trash, Visitor Parking, Guest Suite
Parking	RV Access/Parking

### Interior

Interior Features	Beamed Ceilings, High Ceilings, Natural Woodwork, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dryer, Gas Stove, Refrigerator, Washer, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Fire Pit, Playground
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 11th, 2025
Days on Market	22
Zoning	CR

### Listing Details

Listing Office	CIR Realty
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