

\$799,900 - 5 Boundary Boulevard, Rural Clearwater County

MLS® #A2201084

\$799,900

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, a popular, clean and comfortable 6 Unit lodge, and 4 income producing RV lots.

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. Along with the house which features 2832 sq. ft. of living space, and the 6-Unit lodge, also included in this package are RV lots 17, 18, 19 & 23, which could be rented out daily, weekly, monthly or seasonally. These lots are always in high demand.

The remaining unsold RV lots can also be



purchased in part, or as a whole package.
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.

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	\$799,900
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

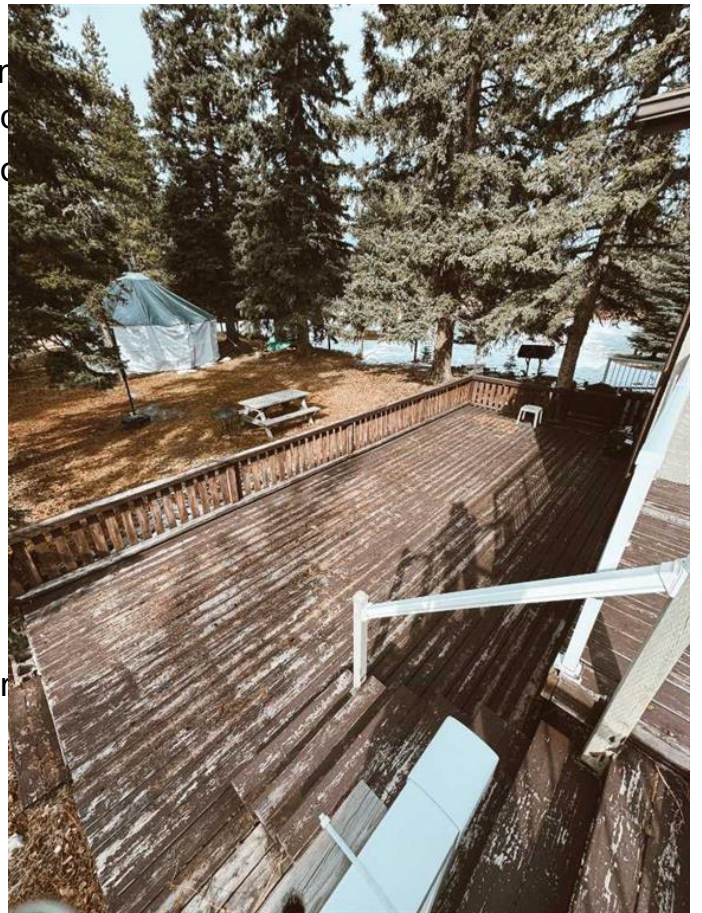
Address	5 Boundary Boulevard
Subdivision	Boundary
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

Amenities

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

Interior

Interior Features	Beamed Ceilings, High Ceilings, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dryer, Gas Stove, Refrigerator
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	2
Zoning	CR

Listing Details

Listing Office	CIR Realty
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