

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

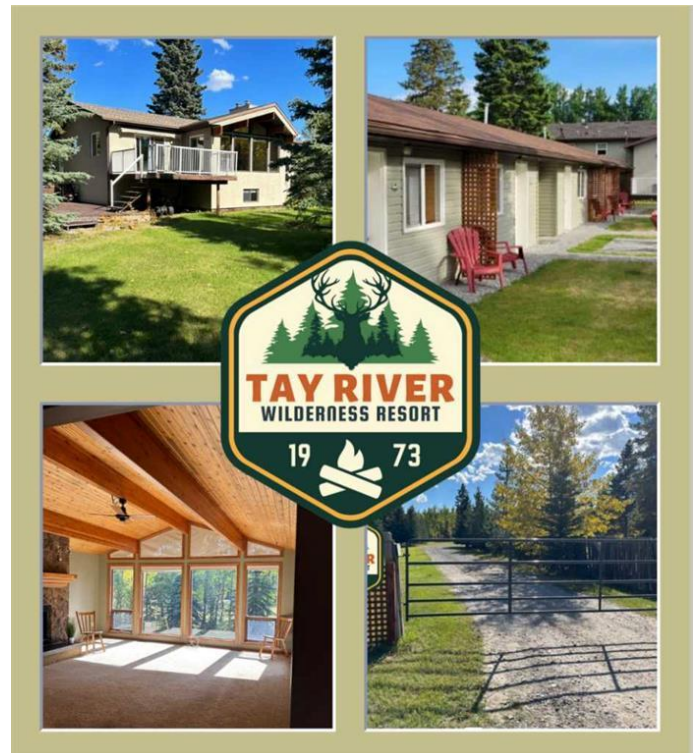
MLS® #A2200345

\$644,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 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 part or as a whole package. These lots are always in high demand. Add a few cool "glamping" tents in the yard, and you can further maximize your income potential. There is also an opportunity for a salaried position as a site manager, if desired. Established in 1973, 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.



Donâ€™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! If a business is all you are after the motel (6 rooms and a laundry room) it can be purchased separately for \$245,900 as it has its own title. The the house could sell with its own title for \$399,000 making this a GREAT family venture. Check out the video link!!

Built in 1994

Essential Information

MLS® #	A2200345
Price	\$644,900
Bathrooms	0.00
Acres	0.00
Year Built	1994
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

Community Information

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

Amenities

Parking Spaces	8
----------------	---

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Additional Information

Date Listed	March 11th, 2025
Days on Market	55

Zoning cr

Listing Details

Listing Office CIR Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.