

# \$189,000 - 301 Valley View Drive, Rural Clearwater County

---

MLS® #A2005987

**\$189,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.95 Acres

Diamond Willow Estates, Rural Clearwater  
County, Alberta

Discover the perfect blend of tranquility and convenience in our stunning subdivision of executive one acre parcels, Diamond Willow Estates, located just outside of the growing community of Rocky Mountain House. This exclusive development offers a unique opportunity to own a piece of paradise, ideal for those seeking space and serenity. Situated minutes away from Rocky, residents will appreciate the proximity to local amenities including shopping, dining, schools, and healthcare facilities. The location combines rural charm with urban accessibility, making it an ideal choice for families and individuals alike. Lot 26, 301 Valley View Drive is thoughtfully designed to provide flexibility for various home designs and outdoor activities on 0.96 acres of treed front and back yard, next to open land for added space and privacy. Each lot is equipped with gas, power, and water to the lot line, making it easy to connect utilities as you build your new home. For the communal septic system, a 2 stage Tank Effluent Pump system is required, please see attached documents. Residents can enjoy a beautifully landscaped communal recreation conservation area featuring a serene pond, perfect for relaxation or recreational activities. A homeowner's association is in place to maintain all common areas. Come explore the peace, comfort, and convenience of West



Country living. Diamond Willows Estates,  
where country living meets urban convenience  
in the foothills of the Rocky Mountains!

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2005987         |
| Price     | \$189,000        |
| Bathrooms | 0.00             |
| Acres     | 0.95             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 301 Valley View Drive   |
| Subdivision | Diamond Willow Estates  |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T1A7                  |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | October 10th, 2022        |
| Days on Market | 1031                      |
| Zoning         | Residential Estate Distri |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal Lepage Tamarack Trail 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.