

# \$795,000 - 404049 Highway 761, Rural Clearwater County

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MLS® #A2202000

**\$795,000**

6 Bedroom, 3.00 Bathroom,  
Agri-Business on 58.17 Acres

NONE, Rural Clearwater County, Alberta

Nice big parcel ~ 58 acres ~ in the Leslieville area located along pavement just north of Hwy 12 with a Mountain View! The home features a lot of living space (1960 sq ft per level!) so there's plenty of room for a large family or multigenerational living. The northeast side of the home was built in 1987 and added onto in 1996 so there's lots of room for a large family or multigenerational living. The upper level features a living room and family room with a gas fireplace, large kitchen, primary bedroom with a three piece ensuite and small balcony, two additional bedrooms and a second bathroom with a jet tub. The lower level has a cozy rec room, two bedrooms, office, large laundry room, full bathroom and kitchen area. There's direct access from the lower level to the attached garage. The south side deck features a hot tub and an outdoor fireplace and there's also a detached garage. The property is partially fenced and has been used for pasture (horses and cattle) with a spring fed creek.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2202000  |
| Price     | \$795,000 |
| Bedrooms  | 6         |
| Bathrooms | 3.00      |

|            |               |
|------------|---------------|
| Full Baths | 3             |
| Acres      | 58.17         |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 404049 Highway 761      |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 1H0                 |

### Interior

|            |                                                                           |
|------------|---------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Washer/Dryer, Window Coverings, Built-In Oven |
|------------|---------------------------------------------------------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 43               |
| Zoning         | Ag               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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