

# \$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 nice valley 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. 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
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### Additional Information

Date Listed	March 24th, 2025
Days on Market	50
Zoning	Ag

### Listing Details

Listing Office	RE/MAX real estate central alberta
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