

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

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MLS® #A2201999

**\$795,000**

6 Bedroom, 3.00 Bathroom, 3,624 sqft  
Residential 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 lovely 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 deck, two additional bedrooms and a second bathroom with a jetted tub. The lower level has a cozy rec/family room, two bedrooms, office, large laundry room, full bathroom and kitchen area. 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 a detached garage as well. The property is partially fenced and has been used for pasture (both horses and cattle) with a spring fed creek.

Built in 1987

## Essential Information

MLS® #	A2201999
Price	\$795,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	3,624
Acres	58.17
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

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

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Double Garage Attached
# of Garages	4

### **Interior**

Interior Features	Bookcases
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Many Trees, Farm
Roof	Metal
Construction	Vinyl Siding, Wood Frame

Foundation                Wood

**Additional Information**

Date Listed                March 24th, 2025  
Days on Market        44  
Zoning                      Ag

**Listing Details**

Listing Office            RE/MAX real estate central alberta

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