

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

---

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
------------	---

### Additional Information

Date Listed	March 24th, 2025
Days on Market	48
Zoning	Ag

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.