

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

---

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 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. 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 Attached, Double Garage Detached
# of Garages	4

### Interior

Interior Features	Bookcases
Appliances	Electric Stove, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
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	Farm, Many Trees
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	March 24th, 2025
Days on Market	25
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.