



GRASSROOTS
REALTY GROUP

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**403065 Range Road 4-5 Road
Rural Clearwater County, Alberta**

MLS # A2237723



\$265,000

Division: NONE

Lot Size: 5.04 Acres

Lot Feat: -

By Town: Leslieville

LLD: 20-40-4-W5

Zoning: CRA

Water: Well

Sewer: Septic Tank

Utilities: -

YOUR PRIVATE 5 ACRE RETREAT NEAR LESLIEVILLE-WITH UTILITIES & RUSTIC CABIN Nestled just off Highway 12 and a short drive from Leslieville, this 5.04 acre parcel offers a beautiful blend of level land and rolling topography, creating a scenic and peaceful setting. The land features both open spaces and a gently sloping valley - perfect for anyone looking to build, retreat, or invest in Alberta's countryside. The property includes a rustic 1976 cabin - offering little to no current value but plenty of potential for the right buyer. It features vinyl siding, a durable metal roof, and a cozy fireplace. Inside, you'll find a newer furnace and a 2 yr old hot water tank already in place. Whether you choose to restore the cabin or start fresh, the infrastructure offers a helpful head start. Additional improvements include: natural gas and electricity services already on the property. Drilled well (2012), Older garage, insulated with concrete floor and wired for power. Three-sided wood or equipment storage shed. The sewer system is in place and appears to work without issue, but the seller is unaware of what type of system, but with all other utilities in place, this could be the perfect project property or weekend getaway. Enjoy the peace and quiet of rural living with easy access to town services just minutes away. Please note that it is likely the property can only be financed as bare land requiring from 40 - 50% down payment - as a rule.