



GRASSROOTS
REALTY GROUP

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404049 Highway 761
Rural Clearwater County, Alberta

MLS # A2202000



\$795,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: 6 Baths: 3

Garage: -

Lot Size: 58.17 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Leslieville

Basement: -

LLD: 26-40-5-W5

Exterior: -

Zoning: Ag

Foundation: -

Utilities: -

Features: -

Major Use: Pasture

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 so there's lots of room for a large family or multigenerational living. 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.