

**404049 Highway 761  
Rural Clearwater County, Alberta**

**MLS # A2201999**



**\$795,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	3,624 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	58.17 Acres		
<b>Lot Feat:</b>	Farm, Many Trees		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	26-40-5-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** Stove in Basement, Horse Shelter, Metal Panels, Hot Tub, Outside Fireplace, Security Door Sensors

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.