

# \$799,000 - 400005 Highway 761, Rural Clearwater County

MLS® #A2206021

**\$799,000**

5 Bedroom, 3.00 Bathroom, 1,442 sqft  
Residential on 16.16 Acres

NONE, Rural Clearwater County, Alberta

This fully developed bungalow offers incredible views and sits on 16.16 acres of land and offers peaceful and quiet living found just minutes from Leslieville. Walk in the spacious entrance and enjoy the open floor plan with the large living area that captures magnificent views. The kitchen offers beautiful cabinets with lot of counter space and is open to the dining and living areas, making this a great space to entertain your friends or spend time with the family. The main floor has three bedrooms (or two bedrooms and an office), with main floor laundry off the garage. The home has an abundance of large windows that not only provide exceptional views, but allow for sunlight to soar through the home, making it a bright and sunny space. The lower level offers a large recreation / family room, two extra large bedrooms, full bathroom, in-floor heat, and storage, making this a great space for teenagers and/or guests. It is a great family home, bring horses and other animals. The property is landscaped with lots of trees and is located at the junction of Hwy 761 and Rainy Creek Road, so no gravel.

Built in 1990

## Essential Information

MLS® #	A2206021
Price	\$799,000



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	16.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	400005 Highway 761
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1H0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	10
Zoning	A

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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