

\$560,000 - On Hwy 761, Rural Clearwater County

MLS® #A2212344

\$560,000

0 Bedroom, 0.00 Bathroom,
Land on 76.65 Acres

NONE, Rural Clearwater County, Alberta

Great size parcel, super pretty with a perfect mix of trees and open pasture. This 76 acres is located north of hwy 12 in the Leslieville area. Sloping rolling land with a nice belt of mature trees running down the centre and along the west boundary. Open pasture along the south side with hundreds of white spruce planted to frame a future driveway leading back to a private building spot, overlooking the land. Currently a private campsite set up back there with a teepee. The trees that run east-west through the middle are also home to a few natural springs that have been piped into stock water tanks in the past. The sellers have received a good quote on timber but are leaving that for a new owner to decide. The north side of the property also has a couple really nice building sites. One had a previous cabin and cattle loading corral and a little further west is another open meadow that leads down to the watering springs. This is a really pretty property and a great sized parcel that we don't see too often.

Essential Information

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|-----------|------------------|
| MLS® # | A2212344 |
| Price | \$560,000 |
| Bathrooms | 0.00 |
| Acres | 76.65 |
| Type | Land |
| Sub-Type | Residential Land |



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|--------|--------|
| Status | Active |
|--------|--------|

Community Information

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|-------------|-------------------------|
| Address | On Hwy 761 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M 1H0 |

Exterior

| | |
|-----------------|-----------------|
| Lot Description | Private, Wooded |
|-----------------|-----------------|

Additional Information

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| Date Listed | April 16th, 2025 |
| Days on Market | 19 |
| Zoning | A |

Listing Details

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| Listing Office | RE/MAX real estate central alberta |
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