

# \$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

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

Status Active

### **Community Information**

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**

Date Listed April 16th, 2025  
Days on Market 5  
Zoning A

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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