

# \$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 | 9                |
| Zoning         | A                |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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