

# \$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	4
Zoning	A

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.