GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

394051 Range Road 5-5
Rural Clearwater County, Alberta

MLS # A2286189

$1,390,000

Division:	NONE		
Cur. Use:	Cattle		
Style:	4 Level Split		
Size:	2,102 sq.ft.	**Age:**	1982 (44 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	113.00 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	**Near Town:**	Leslieville
Basement:	Partial	**LLD:**	29-39-5-W5
Exterior:	Wood Frame	**Zoning:**	AG
Foundation:	Preserved Wood	**Utilities:**	Electricity Connected
Features:	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Sauna		

Major Use: Pasture

Amazing Opportunity to purchase this Leslieville area farm from the original owner. Built in 1982 this well thought out and lovingly maintained home was constructed with a passive solar design to maximize energy efficiency and has been substantially renovated in recent years. The spacious main entryway is just off the attached garage and under the large carport with unique cobblestone footing. Once inside, to the right is a comfortable family room with an older wood burning stove, and to the left a home office as well as a 3 piece bathroom with an upgraded shower, roughed in for a future steam shower. Up a short flight of stairs is the main living area that was renovated seven years ago with beautiful custom fir cabinets that feature well designed storage options, quartz countertops, upper end appliances, vinyl plank flooring, a nicely tucked away laundry area and a beautiful patio door that opens to the composition deck with aluminum railing on the southeast side of the home, overlooking the yard and ravine just beyond. Up to the top level and you'll find the primary bedroom suite with a cozy sitting area, Hearthstone gas stove, half bath and Far North Sauna. The main upstairs bathroom features beautiful lead camed glass windows and has an oversized jet tub that can be accessed from the hallway as well as from the two piece ensuite just off the bedroom suite. Two additional upstairs bedrooms feature unique loft areas that the kids or younger guests will absolutely love. In the lower level you'll find plenty of storage space with a cold room, storage shelves, crawl space storage and an wide open unfinished area. The attached garage is finished and heated with two convenient people doors, one that opens to an amazing garden with perennial beds, lilies, raspberry and haskap berry bushes and a very special glass green house that can be enjoyed year

round. The land has been used for intensive rotational livestock grazing for many years and there's a large and very scenic ravine that runs from the east to west - enjoy a hike on your very own property! The 28 x 56' open front Machine Shed was built in 2023, engineered for extra snow-load and wind. There's also a small corral system with a livestock waterer and a surface lease (Paramount Resources) north of the building site with $4500 annual income. The railway track runs along the north boundary where several thousand trees were planted 10 years ago. Extra points to note; some of the original Pella windows remain but many have been replaced with vinyl All Weather windows, acrylic stucco, Hardy Plank trim boards, shingles replaced four years ago and the septic tank pumped out in Nov 2025. The 37 acres north of the railroad tracks are also available for sale, $349,900, mls A2281501. There is truly so much to see and appreciate with this property, make sure you give yourself plenty of time to view.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX real estate central alberta. Information is believed to be reliable but not guaranteed.