



**GRASSROOTS**  
REALTY GROUP

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**On Highway 761  
Rural Clearwater County, Alberta**

**MLS # A2324523**



**\$889,000**

**Division:** NONE

**Lot Size:** 77.91 Acres

**Lot Feat:** -

**By Town:** Leslieville

**LLD:** 15-41-5-W5

**Zoning:** A

**Water:** Spring, Well

**Sewer:** Holding Tank

**Utilities:** -

Welcome to this exceptional 76-acre parcel in Clearwater County, where privacy, natural beauty, and opportunity come together. This beautiful property offers a rare combination of gently rolling land, open pasture, and mature trees. A beautiful belt of mature trees runs east to west through the centre of the property, creating a peaceful and private setting. Within this natural tree belt, flowing springs add to the beauty and character of this special piece of land. Additional mature trees along the west boundary provide even more privacy and a stunning natural backdrop. The south side of the property features open pasture, complemented by hundreds of planted white spruce trees that enhance the landscape and add to the charm of this acreage. The journey into the property sets the tone, with a cleared winding driveway leading you to a secluded building site tucked away among the trees. Much of the groundwork has already been completed, including a drilled well, septic system, and a detached garage. The natural gas service line is fully paid for and will be installed on the property. Pilings are in place and ready for your future cabin, home, or private retreat. Whether you're looking to build a full-time residence, create a recreational getaway, or enjoy your own peaceful escape surrounded by nature, this property offers endless possibilities. A rare opportunity to create the acreage lifestyle you've been dreaming of — your private piece of Alberta is waiting.