

\$599,000 - 50038 Township Road 372, Rural Clearwater County

MLS® #A2226947

\$599,000

4 Bedroom, 1.00 Bathroom, 1,230 sqft
Residential on 6.67 Acres

NONE, Rural Clearwater County, Alberta

6.67 Acres â€” Hobby Farm with Barn, Shops
& Greenhouse in Peaceful Stauffer Area

This 6.67-acre hobby farm in the quiet, well-treed Stauffer area offers privacy, potential, and the perfect setup for country living. The 1970 red hip-roof barn features 8 stalls, a newer tin roof, and an automatic waterer for livestock. Pens, paddocks, and pasture are all ready for small animals or hobby farming.

The 4-bedroom, 1-bathroom home includes a spacious mudroom/laundry room off the kitchen and an attached single-car carport. The bright, open-concept upper floor has been freshly painted with new laminate flooring throughout. The basement includes a large family room area and an additional bedroomâ€”just needing finishingâ€”as well as a demoed second bathroom ready for rebuild. The home needs TLC, but offers a solid foundation to make it your own.

A small, rustic heated cabin offers cozy guest accommodations or potential for a studio space. Several outbuildings and a chicken coop add to the functionality of the property, making it easy to step into the acreage lifestyle.

You'll also find a large garden area, mature



fruit trees, and a heated greenhouse for year-round growing. The 40x38 ft heated shop includes a 12-ft door, air lines, and hoist. A second 38x17.5 ft heated paint bay/shop is equipped with 220 power and compressed air—ideal for hobbies, trades, or storage.

Services include well, septic, and 100AMP electrical. Located just a few hundred meters off pavement and bordering Crown land to the east with no neighbors beside or behind. It's only 10 minutes to Caroline for basic amenities, on a school bus route, 30 minutes to Rocky Mountain House, and 45 minutes to Red Deer.

This is an affordable and versatile acreage, perfect for a self-sufficient, rural lifestyle—perfect for families, hobby farmers, or anyone ready to live the good life in central Alberta and willing to put in a little sweat equity.

Built in 1972

Essential Information

MLS® #	A2226947
Price	\$599,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,230
Acres	6.67
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	50038 Township Road 372
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1W0

Amenities

Parking	Attached Carport
---------	------------------

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Farm, Garden, Landscaped, Lawn, No Neighbours Behind, Orchard(s)
Roof	Metal
Construction	Mixed
Foundation	Block

Additional Information

Date Listed	June 2nd, 2025
Days on Market	18
Zoning	CR

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.