

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

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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 airâ€”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 lifestyleâ€”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   | Garden, Landscaped, Lawn, No Neighbours Behind, Orchard(s), Farm |
| Roof              | Metal  |
| Construction      | Mixed  |
| Foundation        | Block  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 13             |
| Zoning         | CR             |

### Listing Details

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

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