

# **\$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
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### 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	14
Zoning	CR

### Listing Details

Listing Office	eXp Realty
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