

\$949,000 - 62033 Township Road, Rural Clearwater County

MLS® #A2234878

\$949,000

3 Bedroom, 2.00 Bathroom,
Agri-Business on 153.38 Acres

NONE, Rural Clearwater County, Alberta

Only 5 minutes northeast of Rocky Mountain House and under an hour from Red Deer, this 153-acre country retreat offers the perfect blend of functionality and rural charm. Flat, fertile land is divided between productive hay fields and fenced pasture, currently supporting 30 cow/calf pairs with ease. 59 acres are in cultivated hay land (200 round bales 1,400 lbs a piece) with the remainder in lush pasture. As an added bonus, the property receives \$3,900/annum in surface lease revenues.

The property is fully equipped for a working farm or hobby operation. Infrastructure includes a new 40' x 30' metal calving barn, 40' x 60' heated shop with dual lean-tos, steel panel corrals with an electric waterer, Hi-Hog squeeze chute, and multiple round feeders. A large dugout provides a reliable water source for livestock.

The 2016-built, 1,520 sq. ft. manufactured home sits on screw piles and features a full-length front porch, 3 bedrooms, 2 full bathrooms, and an open-concept kitchen with dual entry and full appliance package. Additional amenities include a chicken coop, large garden, and natural gas backup generator paired with a 1,200 kW solar panel system for redundant power supply. Services include a 115' well producing approx. 15 GPM, a septic tank with grey water dispersion, and



natural gas heating.

Wildlife is abundant with regular visits from deer, moose, and songbirds, creating a peaceful, natural setting. Whether you're looking for a productive farm, a recreational retreat, or a self-sufficient rural homestead, this property delivers.

1 hr 50 min to North Calgary | 50 min to Red Deer | 15 min to Rocky Mountain House

Measurements in home are approximate.
Please verify if important.

Built in 2016

Essential Information

MLS® #	A2234878
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	153.38
Year Built	2016
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	62033 Township Road
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking	Single Garage Detached, Carport

# of Garages	3
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Interior

Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer
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Heating	Forced Air
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Exterior

Roof	Asphalt
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Foundation	Other
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Additional Information

Date Listed	June 26th, 2025
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Days on Market	1
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Zoning	A
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Listing Details

Listing Office	LandQuest Realty Corporation
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