

# \$450,000 - 51053 Township Road 37-2, Rural Clearwater County

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MLS® #A2227323

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,149 sqft  
Residential on 4.30 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your dream hobby farm in the heart of Stauffer! This 2016 modular home sits on 4.3 acres of peaceful countryside, offering stunning west-facing mountain views and a lifestyle that blends comfort with self-sufficiency. With 3 spacious bedrooms, 2 full bathrooms, and a large boot room, there's room for everyone.

Designed with off-grid living in mind, this home features infrared heating with smart thermostats in every room, and while it's currently electric, a gas hookup is ready to go. Animal lovers will adore the multiple sheds and chicken coops, and kids or pets can roam safely in the gated west-facing deckâ€”perfect for soaking in sunsets.

Enjoy the charm of a seasonal creek and only 1 km of gravel to travel. Whether you're starting a hobby farm or just want space to breathe, this property just might be the place for you!

Built in 2016

## Essential Information

MLS® #	A2227323
Price	\$450,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,149
Acres	4.30
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	51053 Township Road 37-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1W0

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Parking	Driveway, Front Drive, Gravel Driveway, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, See Remarks, Natural Woodwork
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Electric, Wood Stove, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove, Entrance
Basement	None

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Private, Views, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s), See Remarks

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	10
Zoning	CRA

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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