

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

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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   | Carport, Single Garage Detached              |

|              |   |
|--------------|---|
| # of Garages | 3 |
|--------------|---|

### Interior

|            |  |
|------------|--|
| Appliances | Dishwasher, Oven, Refrigerator, Washer/Dryer |
| Heating    | Forced Air                                   |

### Exterior

|            |         |
|------------|---------|
| Roof       | Asphalt |
| Foundation | Other   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 10              |
| Zoning         | A               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | LandQuest Realty Corporation |
|----------------|------------------------------|

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