

# \$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
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### **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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