

\$849,900 - 23340 Township Road 372, Rural Red Deer County

MLS® #A2235302

\$849,900

4 Bedroom, 3.00 Bathroom, 2,004 sqft
Agri-Business on 50.10 Acres

NONE, Rural Red Deer County, Alberta

Discover the charm of rural Alberta with this excellent 50-acre hobby farm, perfectly situated just 1 km off pavement and a short drive to the vibrant village of Delburne – home to schools, a golf course, arena, curling rink, pharmacy, restaurants, and more!



Main Residence:

Spacious ~2,000 sq ft bungalow with open-concept layout & vaulted ceilings

5 Bedrooms (3 up, 2 down) and 2.5 Bathrooms

Large primary bedroom with luxurious 4-piece ensuite featuring a jet tub



Jack-and-Jill bathroom between two upstairs bedrooms + additional 2-piece bath off the kitchen

Generously sized sunken living room and convenient side entrance

Modern vinyl plank flooring throughout most of main floor



Basement includes two bedrooms (windows do not meet egress), roughed-in bathroom, huge storage room, and new boiler system with in-floor heating in house and kennel.

Water filtration system included

Outbuildings & Features:

40x50 barn (formerly a dog kennel) â€” pens
removable, includes bathtub for grooming

Horse shelter, round pen, and multiple fenced
pastures â€” ideal for equestrian or hobby
farming

Ample water supply for animals

Fenced yard for security and space

Secondary Residence:

1970s mobile home sold as-is

Separate utilities, well, septic tank, and field

Lifestyle & Location:

Only minutes from Delburne

Easy commute to Red Deer and surrounding
communities

Ideal for those seeking space, privacy, and
functionality

Perfect for horse lovers, hobby farmers, animal
enthusiasts, or families craving the country life

This is a rare opportunity to own a functional,
beautifully maintained acreage in a prime
Central Alberta location with the infrastructure
already in place. Bring your animals, your
dreams, and enjoy peaceful prairie living â€”
all within reach of everyday conveniences.

Built in 1983

Essential Information

MLS® #	A2235302
Price	\$849,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,004
Acres	50.10
Year Built	1983
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	23340 Township Road 372
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Parking Pad
Waterfront	Pond

Interior

Appliances	Electric Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer, Water Conditioner
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Landscaped, Lawn, Treed, Farm, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2025
Days on Market	11
Zoning	AG

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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