

# \$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 | 3              |
| Zoning         | CRA            |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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