



GRASSROOTS
REALTY GROUP

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51053 Township Road 37-2
Rural Clearwater County, Alberta

MLS # A2227323



\$450,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,149 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Gravel Driveway, Parking Pad		
Lot Size:	4.30 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Pasture, Private, Views		

Heating:	Electric, See Remarks, Wood Stove	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	11-37-5-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Piling(s), See Remarks	Utilities:	Electricity, Natural Gas
Features:	Ceiling Fan(s), High Ceilings, Natural Woodwork, See Remarks		

Inclusions: Sheds and animal shelters/chicken coops

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 deck—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!