



**GRASSROOTS**  
REALTY GROUP

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**23340 Township Road 372**  
**Rural Red Deer County, Alberta**

**MLS # A2235302**



**\$849,900**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Grazing, Horses		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	50.10 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Landscaped, Lawn, Pasture, Treed		

<b>Heating:</b>	-	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Delburne
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	16-37-23-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	-		

**Major Use:** Pasture

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) — pens removable, includes bathtub for grooming Horse shelter, round pen, and multiple fenced pastures — 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 — all within reach of everyday conveniences.

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