

# \$799,000 - 50029 Township Road 37-0, Rural Clearwater County

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MLS® #A2232316

**\$799,000**

0 Bedroom, 0.00 Bathroom, 1,766 sqft  
Agri-Business on 102.12 Acres

NONE, Rural Clearwater County, Alberta

Perfect hobby farm setup! 102 acres with a mix of arable land and pasture, plus direct access to the North Raven River—famous for its trout fishing. Approx. 70 acres previously in hay, currently used as pasture. Property is perimeter and cross fenced. Mature trees and a private, landscaped yard with valley and river views. 3 bed, 2 bath mobile home with large addition and covered deck. Big 40'x50' finished shop with heat, 220 power, 12,000 lb hoist, mezzanine, and 20' lean-to. \$4,100 annual oil revenue and only 2 km off pavement. A peaceful country lifestyle with space for animals, recreation, and more.

Built in 1994

## Essential Information

MLS® #	A2232316
Price	\$799,000
Bathrooms	0.00
Square Footage	1,766
Acres	102.12
Year Built	1994
Type	Agri-Business
Sub-Type	Agriculture
Style	Single Wide Mobile Home
Status	Active



## Community Information

Address	50029 Township Road 37-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1W0

## Amenities

Utilities	Natural Gas Connected
Waterfront	River Front

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

## Exterior

Lot Description	Back Yard, Creek/River/Stream/Pond, Landscaped, Private
Roof	Asphalt
Foundation	Block, Wood

## Additional Information

Date Listed	June 17th, 2025
Days on Market	30
Zoning	A

## Listing Details

Listing Office	RE/MAX real estate central alberta
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