

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

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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, Pasture, Farm, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 28th, 2025
Days on Market	24
Zoning	AG

## **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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