

\$525,000 - 822066 Rge Rd 34, Rural Fairview No. 136, M.D. of

MLS® #A2102769

\$525,000

3 Bedroom, 2.00 Bathroom, 1,768 sqft
Residential on 62.10 Acres

NONE, Rural Fairview No. 136, M.D. of, Alberta

Nestled just north of Fairview, this stunning 62-acre property is a haven of tranquility mere minutes from town. The centerpiece is a meticulously maintained 1768 sq ft ranch-style home boasting 3 bedrooms and 2 bathrooms. Revel in the allure of new flooring and paint that enhance the open flow floor plan, flooded with natural light. The master bath indulges with a 4-piece ensuite featuring a jetted soaker tub, while main floor laundry adds convenience. Step outside to a 28x26 heated garage and a wrap-around deck, perfect for enjoying the panoramic views. Equipped for equestrian enthusiasts, the property includes a 40x20 cold storage with a lean-to. An exciting bonus is the setup for a 1360 sq ft dog kennel/boarding facility, complete with a fenced yard—an enticing prospect for a business venture. This property seamlessly combines the comforts of home with diverse possibilities for leisure and entrepreneurship. Approximately 40 acres cleared and farmable with 22 acres of yard, pasture and bush.

Built in 2009

Essential Information

MLS® #	A2102769
Price	\$525,000
Sold Price	\$478,750



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,768
Acres	62.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	822066 Rge Rd 34
Subdivision	NONE
City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	20
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Parking Pad, RV Access/Parking

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Instant Hot Water, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No

	Neighbours Behind, Landscaped, Level, Many Trees, Private, Treed
Roof	Asphalt
Construction	Concrete, Manufactured Floor Joist, Vinyl Siding
Foundation	Pillar/Post/Pier, Slab

Additional Information

Date Listed	January 29th, 2024
Date Sold	March 18th, 2024
Days on Market	47
Zoning	Farmland, Residential
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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