

\$749,900 - 815077 Range Road 24, Rural Fairview No. 136, M.D. of

MLS® #A2103453

\$749,900

4 Bedroom, 4.00 Bathroom, 2,640 sqft
Residential on 23.48 Acres

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

INCREDIBLE 23.48 ACRE PARCEL WITH PRIME HIGHWAY FRONTAGE! This one of a kind piece of paradise is waiting for its new owners! The 2,640sq.ft bungalow comes equipped with 2 newer A/C units as well as 2 separate furnaces in the main portion & in-floor heat throughout the addition & garage (built 2011). The main level features 4 bedrooms & 3 bathrooms (main floor laundry), including the stunning 5-pc ensuite with stand-up shower & jetted tub. Spacious secondary living room transitions into the main living space w/ gas f/p, through to the kitchen w/ island & breakfast nook, along with the 12x16 fully enclosed sunroom patio with a 2nd gas f/p. Partial basement hosts another developed living area w/ a 3rd gas f/p & 2-pc bathroom. The property boasts a 36x38 double-insulated attached garage w/in-floor heat, a 40x60 (2010) fully finished shop w/ radiant heat, a 28x40 (1976) heated detached garage, an older 40x46 barn, a 24x48 metal-clad storage shed w/ lean-to bays, an RV pad with 220V hookups, a beautiful private dugout and SO MUCH MORE! Property is on Bluesky TOWN WATER and a pump-out septic system w/ alarm! Call your REALTOR® of choice and book your tour today!

Built in 1978



Essential Information

MLS® #	A2103453
Price	\$749,900
Sold Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,640
Acres	23.48
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	815077 Range Road 24
Subdivision	NONE
City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 0J0

Amenities

Parking Spaces	20
Parking	220 Volt Wiring, Gravel Driveway, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Jetted Tub, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard, RV Hookup, Storage
Lot Description	Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Open Lot, Private, Subdivided
Roof	Asphalt Shingle
Construction	Asphalt, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	September 16th, 2024
Days on Market	167
Zoning	CR-2/A
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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