

\$415,000 - 823014 Range Road 42, Rural Fairview No. 136, M.D. of

MLS® #A2107274

\$415,000

4 Bedroom, 1.00 Bathroom, 1,136 sqft
Residential on 159.00 Acres

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

Nestled just 10 minutes from the town of Fairview, expansive 159-acre estate has a perfect blend of natural beauty and cultivated land, offering endless possibilities. With approximately 70 acres of fertile, cultivated land, this property is ideal for agricultural pursuits, whether you dream of farming, gardening, or raising livestock. An additional 15 acres of maintained yard sites provide ample space for outdoor recreation, gardening, or simply enjoying the serene surroundings. Nature lovers will appreciate the approximately 74 acres of pristine bush, offering privacy, wildlife habitat, and endless opportunities for hunting, and exploration. Whether you're an avid hunter, nature enthusiast, or simply seeking tranquility, this natural oasis is sure to captivate your senses. Includes in this setting is a beautifully maintained, fully developed 4-bedroom bungalow, offering comfortable and spacious living quarters. With a full bath, this cozy retreat provides ample space for family living and entertaining guests. Convenience meets comfort with access to town water right in front of the home, ready to be hooked up, ensuring reliable and hassle-free living. Plus, with two yard sites, there's plenty of room to customize and expand to suit your needs and preferences. Perfect for equestrian enthusiasts, hobby farmers, or those simply



seeking a peaceful rural lifestyle, this property offers unparalleled opportunity and potential. Don't miss your chance to own this beautiful slice of paradise! Call us today with any questions & to book a showing.

Built in 1979

Essential Information

MLS® #	A2107274
Price	\$415,000
Sold Price	\$405,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,136
Acres	159.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	823014 Range Road 42
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	RV Access/Parking, Stall

Interior

Interior Features	Laminate Counters, Separate Entrance, Storage
Appliances	Freezer, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Level, Many Trees, Pasture, Treed
Roof	Asphalt Shingle
Construction	Stone
Foundation	Wood

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 18th, 2024
Days on Market	3
Zoning	Farmland/Residential
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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