

\$419,900 - 815059 Rge Rd 31, Rural Fairview No. 136, M.D. of

MLS® #A2119223

\$419,900

4 Bedroom, 3.00 Bathroom, 1,386 sqft
Residential on 10.00 Acres

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

Amazing Location! TOWN WATER!! HEATED 30 X 40 TRIPLE CAR GARAGE! Nature Lover Alert! Nestled just 1 mile from the Town of Fairview, this exceptional 10-acre parcel offers a natural retreat for lovers of spacious living. This property boasts a secluded yard site with mature trees, that provides a serene atmosphere and privacy. This 1386 sqft bungalow is fully developed, features durable aluminum shingles and a fully finished basement.. Inside, the spacious kitchen offers plenty of cupboard and countertop space, complemented by a pantry and updated appliances. Hosting family gatherings is a breeze in the extra-large dining room, while the cozy living room is perfect for relaxing and unwinding. The main level hosts three bedrooms and two bathrooms along with a versatile office space. Main floor laundry room add convenience to everyday living. Downstairs, the basement includes a fourth bedroom, a sizable family room with an electric fireplace and wet bar, another 3-piece bathroom, and plenty of storage space. Enjoy picturesque views of the classic barn and surrounding grain crops, along with the ever-changing seasonal beauty. Additional features include a heated detached garage measuring 30' x 40' with three overhead doors, a massive pole shed measuring 42' x 72' for dry storage with a 13'H x 20'W overhead door,



as well as an extra shed measuring 14' x 20' for additional storage needs. Cultivate your own garden in the expansive yard, complete with two dugouts for water supply and municipal water access. With a paved driveway leading up to the house and detached garage, convenience is key . This property is situated just off Highway 2 and Range Road 31, offering easy access to amenities. Don't miss out on this incredible opportunity of country living close to town. Reach out with any questions, and to book a showing!

Built in 1974

Essential Information

MLS® #	A2119223
Price	\$419,900
Sold Price	\$419,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	10.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	815059 Rge Rd 31
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	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, Paved, RV Access/Parking, Single Garage Attached, Triple Garage Detached

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Den, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Level, Paved, Rectangular Lot, Treed
Roof	See Remarks
Construction	Wood Siding
Foundation	See Remarks

Additional Information

Date Listed	April 6th, 2024
Date Sold	May 9th, 2024
Days on Market	33
Zoning	AG-1
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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