

\$259,900 - 24003 Twp Rd 810, Rural Fairview No. 136, M.D. of

MLS® #A2126500

\$259,900

2 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 7.12 Acres

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

Attention Animal Lovers! Amazing Location! Wonderful Family home or investment opportunity! Only 12 minutes from the town of Fairview, this enchanting property seamlessly blends the allure of a country lifestyle with the convenience of town being nearby. Welcome to your very own hobby farm retreat, where 7.12 acres unfold before you, offering a plethora of possibilities for both leisure and livelihood.

This bungalow style home welcomes you through a large porch to a comfortable living room leads to the kitchen and dining area with updated appliances, a spacious pantry, and plenty of counters and cabinet space . You will also find two spacious bedrooms, and 2 full bathrooms, with the master bedroom including an ensuite with luxurious jetted tub, offering a private sanctuary for relaxation and rejuvenation . This home has six-inch walls for optimal insulation, giving both durability and comfort, as well as a new hot water tank and water pump to ensure efficiency and reliability. A separate entrance through the screened in large enclosed deck adds versatility, ideal for accommodating guests. Outside a heated 23 x 40 shop with radiant heat and 12ft doors guarantees year-round comfort for your projects. This powered shop, complete with 38 x 40 feet of lean-tos on either side, provides ample space for tinkering and storage,



catering to the needs of animals, hobbyists and craftsmen alike. A 15 x 12 powered chicken coop and hen house stand ready to accommodate your feathered friends, while raspberry trees dot the landscape, offering delectable treats for your enjoyment. There is some fully fenced areas for a horse or two. For those with a green thumb, a greenhouse beckons, providing the perfect environment to nurture plants and cultivate fresh produce. As well as a 3000-gallon cistern ensures ample water supply for a small family. Whether you are a nature lover who embraces the tranquility of rural living or seek to indulge your passion with animals, farming or gardening, this property offers the ideal canvas to work within anything you can imagine. Experience the blend of country charm and close to town convenience with this turnkey ready property! Please reach out with any questions and schedule your viewing today!

Built in 1996

Essential Information

MLS® #	A2126500
Price	\$259,900
Sold Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	7.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	24003 Twp Rd 810
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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, Garbage Collection, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	15
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking, RV Garage

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Awning(s), Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Farm, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Level, Many Trees, Private, Secluded
Roof	Metal
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	April 28th, 2024
Date Sold	July 2nd, 2024
Days on Market	65
Zoning	MUN Residential
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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