

# **\$349,000 - 35025 Twp Rd 820, Rural Fairview No. 136, M.D. of**

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MLS® #A2131672

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,280 sqft  
Residential on 14.51 Acres

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

Discover the perfect blend of comfort, space, and functionality with this outstanding property! Move-in ready, this 2-bedroom, 2-bathroom home features an open-concept layout, creating an inviting and airy atmosphere. The expansive living and dining areas are ideal for entertaining, enhanced by numerous large windows that flood the space with natural light. The well-appointed kitchen is a chef's delight, featuring abundant cabinetry and generous countertop space. Whether you're preparing a meal for the family or hosting a gathering, this kitchen has everything you need. One of the highlights of this property is the massive 80x50, 4,480 sq. ft. shop. Equipped with in-floor heating and wired for welders, it's perfect for a business, a workshop, or simply storing recreational toys. Additionally, a footing for another garage has already been poured, offering even more potential for expansion. Situated on 14.51 acres with excellent highway exposure and close proximity to the airport, this property offers endless possibilities. It's an ideal location for a business venture or a country living experience. Don't miss this rare opportunity—contact us today to see all that this exceptional property has to offer!

Built in 2002



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2131672                         |
| Price          | \$349,000                        |
| Sold Price     | \$349,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,280                            |
| Acres          | 14.51                            |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 35025 Twp Rd 820                |
| Subdivision | NONE                            |
| City        | Rural Fairview No. 136, M.D. of |
| County      | Fairview No. 136, M.D. of       |
| Province    | Alberta                         |
| Postal Code | T0H 1L0                         |

## Amenities

|         |                              |
|---------|------------------------------|
| Parking | Gravel Driveway, Parking Pad |
|---------|------------------------------|

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Basement          | None                                             |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Metal                     |
| Construction      | Metal Siding              |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 13th, 2024  
Date Sold                        November 5th, 2024  
Days on Market                173  
Zoning                            Country Residential  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Sutton Group Grande Prairie Professionals

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