

\$674,900 - 824026 64 Highway, Rural Fairview No. 136, M.D. of

MLS® #A2144189

\$674,900

2 Bedroom, 2.00 Bathroom, 1,624 sqft
Residential on 17.27 Acres

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

Looking for space to run your business?! This could be it! The 17.27-acre property is located 8 miles Northwest of Fairview with access directly off Hwy 64. This property offers a beautiful log home with covered decks and a mature yard setting with great privacy. The open concept log home has beautiful details throughout! Up the spiral staircase is the primary bedroom and ensuite with plenty of space, and an office area over-looking the main floor. The main floor is well appointed with a spectacular kitchen, a dining area, and a warm inviting living room complete with a gas fireplace, tall ceilings, and South facing windows letting in heaps of natural light! The main floor also boasts one bedroom, a huge full bathroom, and a large entry with laundry and storage. The partial basement is currently used for storage and utilities. The property has all underground services and is on Town of Fairview water. Looking for shop space? The amazing shop offers an office and lunchroom in the first bay with in-floor heating, plus two large shops attached - with 3 phase power, infrared heating, sumps, 18-foot overhead doors, and compressor air throughout! There is a total of 5,560 SF of heated shop space plus 672 SF of covered cold storage. This mature landscaped yard has a great area for a garden, a fire pit / outdoor entertainment space, and plenty of hard packed gravel



parking. The parcel includes 7 acres of grain land and pastureland on the remainder. This is the perfect property for a mixture of business and pleasure!! Call your Realtor today and come see the opportunity this property offers!

Built in 1994

Essential Information

MLS® #	A2144189
Price	\$674,900
Sold Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,624
Acres	17.27
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	824026 64 Highway
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, Phone Connected, Underground Utilities
Parking Spaces	10
Parking	RV Access/Parking, Single Garage Detached, Triple Garage Detached

Interior

Interior Features	High Ceilings, Natural Woodwork, Open Floorplan
-------------------	---

Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Farm, Garden, Lawn, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Log
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	June 26th, 2024
Date Sold	February 19th, 2025
Days on Market	237
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.