

\$299,900 - 822025 Rr20, Rural Fairview No. 136, M.D. of

MLS® #A2154355

\$299,900

4 Bedroom, 2.00 Bathroom, 1,438 sqft

Residential on 10.00 Acres

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

Discover your sanctuary in this beautifully updated and meticulously maintained nature lover's retreat. Nestled on a serene 10-acre parcel, this property offers unparalleled privacy and tranquility, surrounded by lush trees that act as a natural windbreak, ensuring peace and quiet.

The highlight of this property is a spacious 1,438 sq ft, 4-bedroom modular home, thoughtfully designed and featuring a basement for added space. Enjoy outdoor living with a large deck off the kitchen and dining area, perfect for entertaining or simply savoring the peaceful surroundings. The heart of the home boasts honey oak cupboards and ample counter space, ideal for culinary enthusiasts. New carpet was installed in the upstairs bedrooms in 2022, complementing the freshly painted main floor. The home has been updated with windows and a furnace in 2000, and a durable tin roof with two skylights in the kitchen was added in 2015.

Water and utilities are well taken care of with a reliable 3,600-gallon cistern and a large dugout ensuring a steady water supply. The property is equipped with 100 amp power and natural gas. Additional structures include a 22 x 25 ft older building, previously used as a detached garage, offering versatile space for storage or projects. There is also a 17 x 14 ft building that can serve as a chicken coop or a heated hangout den or can be converted back to a cozy cabin that provides a perfect spot to



enjoy the great outdoors while staying protected from the elements complete with a wood stove. A handy 12 x 12 ft shed provides additional storage.

This idyllic property combines modern comforts with the charm of rural living, making it a perfect escape for those seeking a peaceful, nature-filled lifestyle. Don't miss the opportunity to make this your dream home. Reach out to take the time to see this gem of a property for yourself!

Built in 1976

Essential Information

MLS® #	A2154355
Price	\$299,900
Sold Price	\$280,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,438
Acres	10.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	822025 Rr20
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, Sewer Connected, Water
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	Connected
Parking Spaces	20
Parking	Double Garage Detached, Driveway, Drive Through, Gated, Garage Faces Rear, Gravel Driveway, Insulated, Single Garage Attached

Interior

Interior Features	Vinyl Windows, Laminate Counters, No Smoking Home, Skylight(s), Separate Entrance, Storage
Appliances	Dishwasher, Washer/Dryer, Built-In Range, Built-In Oven, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Kennel, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, Dog Run Fenced In, Front Yard, Garden, Lawn, Landscaped, Level, Many Trees, No Neighbours Behind, Private, Wooded
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2024
Date Sold	February 12th, 2025
Days on Market	193
Zoning	AG-1
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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