

\$338,000 - 825050 Highway 732, Rural Fairview No. 136, M.D. of

MLS® #A2158724

\$338,000

4 Bedroom, 2.00 Bathroom, 1,375 sqft
Residential on 20.40 Acres

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

BRAND NEW ROOF, FRESHLY PAINTED THROUGHOUT THE ENTIRE HOUSE!!

Experience the tranquility of countryside living with this exceptional opportunity! Nestled on 20 acres with TOWN WATER, this spacious 1974 home offers 1,375 square feet of living space, featuring 4 bedrooms and 2 bathrooms. The home is bathed in natural light, with an open, flowing layout that includes a cozy living room complete with a wood stove. The kitchen provides ample cabinet and counter space, perfect for all your culinary needs, while the bedrooms are generously sized to ensure comfort.

Outside, the property is landscaped and offers a covered with concrete carport, a firepit, and numerous versatile outbuildings. These include a spacious 40 ft. by 70 ft. Quonset, a 32 ft. by 52 ft. shop, and a charming 2-story barn with a 28 ft. by 40 ft. hay loft. Additional buildings include a 16 ft. by 24 ft. garage with an 8 ft. by 24 ft. attached lean-to, several machine sheds (ranging from 24 ft. by 50 ft. to 32 ft. by 80 ft.), and a 25 ft. by 110 ft. shed currently used as a cattle shelter. New septic tank installed in 2020, new weeping tile installed in 2020

The possibilities for this property are endless—whether you envision it as a base for heavy equipment operations, a trucking hub, or a haven for animals. With so many



outbuildings and expansive land, the potential uses are limited only by your imagination!

Built in 1974

Essential Information

MLS® #	A2158724
Price	\$338,000
Sold Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,375
Acres	20.40
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	825050 Highway 732
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	50
Parking	Attached Carport, Parking Pad, Quad or More Detached, RV Access/Parking, RV Garage

Interior

Interior Features	Laminate Counters, Open Floorplan, Separate Entrance, Storage
Appliances	Electric Stove, Refrigerator

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Garden, Lawn, Landscaped, Level, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	August 21st, 2024
Date Sold	March 12th, 2025
Days on Market	203
Zoning	AG-1
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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