

\$399,900 - 812018 Range Road 31, Rural Fairview No. 136, M.D. of

MLS® #A2171273

\$399,900

5 Bedroom, 2.00 Bathroom, 2,400 sqft
Residential on 9.96 Acres

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

Welcome to acreage living just minutes south of Fairview! Located 3.5 km off paved roads, this beautifully treed acreage is rich with history. The home features 2,400 sq. ft. of living space, plus a full concrete basement with all concrete walls. The main floor has 9-foot ceilings and maple flooring. Enter into a large foyer in the center of the home, opening into a well-appointed eat-in kitchen. There is a large living room with a gas fireplace and gorgeous wood features throughout the room. A spacious formal dining area includes a large sliding door. The main floor also has a four-piece bathroom with a jetted tub and one bedroom. The second floor also has hardwood maple flooring offering four HUGE bedrooms and one bathroom, plus an open play area/sitting room that opens up to a large south-facing deck spanning the full length of the house. The basement provides great storage space, along with a utility room, laundry room and rough in for a bathroom. This home has three large decks where you can catch some sunshine no matter the time of day. The main deck is partially covered, with the carport featuring an outdoor kitchen space.

There are many outbuildings throughout the property that need to be seen in person to appreciate. A few to note are the single-car garage offers great storage space for yard



equipment. There's a heated hobby shop, and the 28x40 barn has been converted to a heated shop with infrared heating, a tin ceiling, and blown-in insulation, making for a very comfortable workspace. There's also a huge cold storage pole shed with a metal roof.

This property is a diamond in the Peace Country, and these don't come along very often. Call your realtor for a showing and let's get you moved in!

Built in 1947

Essential Information

MLS® #	A2171273
Price	\$399,900
Sold Price	\$410,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,400
Acres	9.96
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	812018 Range Road 31
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
Parking Spaces	10

Parking	Attached Carport, Parking Pad, Single Garage Detached
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	February 10th, 2025
Days on Market	124
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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