

\$349,900 - Range Rd 42 823014, Rural Fairview No. 136, M.D. of

MLS® #A2186514

\$349,900

4 Bedroom, 1.00 Bathroom, 1,136 sqft
Residential on 20.00 Acres

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

Escape to this stunning 20-acre parcel, just 10 minutes from Fairview and a stone's throw from the Sandlake Crown Land. Nestled only 2 miles off the pavement, this well-treed oasis offers the perfect canvas for a small hobby farm or a peaceful, countryside lifestyle.

Step inside this beautifully remodeled home, featuring all-new windows and doors, a brand-new roof, and new hot water tank. Enjoy the convenience of town water, and delight in the fresh, inviting atmosphere created by a complete interior paint refresh.

The main floor boasts a large, bright kitchen equipped with all new modern appliances and an inviting eat-in dining area. The expansive east-facing living room fills with natural light, perfect for relaxing or entertaining. You'll also find convenient main floor laundry, a stylish new bathroom, and three generously sized bedrooms.

Venture downstairs to discover a spacious recreation room, ideal for family gatherings or game nights, complete with a pool table and ample space for relaxation. The basement also features a cozy bedroom with two closets, a cold storage room, and a utility room, providing functionality and extra storage.



This is the acreage you've been waiting for,
Have a look today! Seller is a licensed Realtor
in the province of Alberta.

Built in 1979

Essential Information

MLS® #	A2186514
Price	\$349,900
Sold Price	\$325,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,136
Acres	20.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	Range Rd 42 823014
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	Driveway, Parking Pad
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Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Landscaped, Farm, Lawn, Many Trees, No Neighbours Behind, Pasture
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	January 9th, 2025
Date Sold	February 18th, 2025
Days on Market	40
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office Grassroots Realty Group Ltd.

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