

\$544,000 - 802042 Range Road 35, Rural Fairview No. 136, M.D. of

MLS® #A2225735

\$544,000

4 Bedroom, 4.00 Bathroom, 1,460 sqft
Residential on 11.89 Acres

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

Welcome to this beautifully maintained acreage, perfectly perched on 11.89 scenic acres overlooking the breathtaking Peace River hills. This property offers the ideal blend of rural tranquility, modern comforts, and practical space for work and recreation.

The spacious home features four bedrooms and four bathrooms, thoughtfully laid out across four levels—three of which have been fully renovated. Recent upgrades include reinforced asphalt shingles installed in 2011 on the house, double garage, single garage, storage building, and woodshed, providing both durability and peace of mind.

Whether you™re an outdoor enthusiast, hobbyist, or simply looking for room to roam, the versatile outbuildings are sure to impress:

- A 26x36 heated garage, perfect for vehicles, a workshop, or extra storage
- An 18x24 insulated single-car garage
- A 28x32 pole shed with a 12x28 lean-to for additional covered space

This property offers the rare opportunity to enjoy wide-open spaces with modern upgrades and scenic views. A true gem for those seeking the serenity of country living while still being within reach of town conveniences.



Built in 1986

Essential Information

MLS® #	A2225735
Price	\$544,000
Sold Price	\$544,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,460
Acres	11.89
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	802042 Range Road 35
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	Garbage Collection, Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	20
Parking	Single Garage Detached, Double Garage Detached, Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking, RV Carport
Waterfront	Pond

Interior

Interior Features	Central Vacuum, No Smoking Home, Storage, Vinyl Windows, Stone Counters, Soaking Tub, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Gas Stove, Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Private, Creek/River/Stream/Pond, Garden, Lawn, Level, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Date Sold	June 19th, 2025
Days on Market	1
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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