

\$1,195,000 - 43019 Township Rd 822, Rural Fairview No. 136, M.d. Of

MLS® #A2242965

\$1,195,000

4 Bedroom, 3.00 Bathroom, 2,518 sqft

Single Family on 7.00 Acres

N/A, Rural Fairview No. 136, M.d. Of, Alberta

PRIVATE GATED 7-ACRE RETREAT WITH LUXURY LOG HOME AND 60'x60' HEATED SHOP! Welcome to this extraordinary 7-acre gated and fully fenced estate, showcasing a stunning 2,518 sq ft custom log home built in 2009. This one-of-a-kind property is the perfect blend of rustic elegance and modern comfort, featuring 4 spacious bedrooms, 3 luxurious bathrooms, and a heated 26' x 28' attached garage. Step into the open-concept main floor, where you'll find soaring ceilings, warm bamboo flooring, and a cozy wood-burning fireplace in the expansive living area. The chef's kitchen is a true highlight with stainless steel appliances, a massive island with quartz counter tops, and ample cabinetry—perfect for entertaining. Enjoy ultimate relaxation in the massive primary suite complete with access to the private deck, pool, and hot tub. The ensuite boasts a steam shower and jetted jacuzzi tub. Three additional bedrooms, a full bathroom with charming clawfoot tub, main floor laundry, and deck access from both the primary and living areas complete the main floor. The fully finished basement features in-floor heating, a large craft room (easily converted back to a 5th bedroom), a gym area, a spacious theatre room, a third full bathroom, and a built-in sauna. Extensive Upgrades Include: All exterior logs professionally refinished with premium log oil



stainâ€¢All surrounding decks refinished with high-quality productsâ€¢New 200,000 BTU boilerâ€¢New high-velocity air exchangerâ€¢New Boiler Mate hot water systemâ€¢Central A/Câ€¢In-floor basement heat + forced air heating throughoutBackyard Oasis:â€¢Above-ground pool with gas heaterâ€¢Hot tub in enclosed gazeboâ€¢3 natural gas BBQ hookupsâ€¢Private powered entrance gateMassive 60â€™ x 60â€™ Heated Shop:â€¢Fully finished with 11â€™ x 48â€™ mezzanine man caveâ€¢In-floor heat with insulated floorâ€¢Full-length radiant make-up heaterâ€¢Dual stainless steel sink, shower, RV sewer dumpâ€¢50-amp interior & exterior RV plugsâ€¢Multi ple 20-amp plugs throughoutâ€¢220V outlets for welder, air compressor, and pressure washer *.

Dug out water source for water all outside areas and treesThis exceptional property offers peace, privacy, and high-end amenities rarely found together. Whether youâ€™re seeking a luxurious family retreat or a hobbyistâ€™s paradise, this property delivers it all. (id:6289)

Built in 2009

Essential Information

Listing #	A2242965
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,518
Acres	7.00
Year Built	2009
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	43019 Township Rd 822
Subdivision	N/A
City	Rural Fairview No. 136, M.d. Of
Province	Alberta
Postal Code	T0H1L0

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
Features	Other, PVC window, No neighbours behind, French door, Closet Organizers, No Animal Home, No Smoking Home, Sauna
Parking Spaces	20
Parking	Attached Garage, Garage, Gravel, Heated Garage, Oversize, Parking Pad, RV
# of Garages	3

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Log
Exterior Features	Landscaped, Lawn
Construction	Log, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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Listing information last updated on October 18th, 2025 at 8:31am PDT