

\$739,900 - 814042 Hwy 2, Rural Fairview No. 136, M.d. Of

MLS® #A2256471

\$739,900

6 Bedroom, 4.00 Bathroom, 1,554 sqft
Single Family on 20.98 Acres

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

Recently Renovated Acreage Home on 20.98 Acres â€” Fairview, AB Just 1 km south of Fairview on Hwy 2 (across from Co-op Cardlock) This spacious 6-bedroom, 3-bathroom home sits on a beautifully developed 20.98-acre parcel and offers both modern updates and practical acreage living. Home Features: â€¢ Built in 2001 with 1,534 sq. ft. main floor + fully finished basement â€¢ Bright open-concept kitchen and living area with access to the brand-new south-facing deck â€¢ Main floor includes: â€¢ Primary bedroom with ensuite, walk-in closet, and deck access â€¢ 2 additional bedrooms, full bathroom, and laundry room â€¢ Basement includes: â€¢ 3 large bedrooms, full bathroom, family room, cold room, and storage â€¢ In-floor heating and brand-new vinyl plank flooring â€¢ Recent updates: fresh paint throughout, new countertops in kitchen and 2 bathrooms â€¢ Mechanical: furnace & hot water tank (2015) â€¢ Attached heated 21X24 garage â€¢ New front entry stairs and south-facing deck â€¢ On town water Outbuildings & Yard Improvements: â€¢ 40x100 Quonset â€” front 30x40 heated with upstairs living space & bathroom â€¢ 40x60 Quonset â€” 1/3 concrete with mechanical room & shelving â€¢ Pole Sheds: 16x48 and 12x40 (metal siding & roofing) â€¢ Additional outbuildings: chicken



coop, older pole shed, wooden granaryâ€¢Approx. 10 acres of pipe & cable fencing (corrals)â€¢4 heated watering bowls in corralsâ€¢Outer buildings serviced by 2 dugoutsâ€¢Septic field installed in 2015This property is move-in ready and offers an excellent mix of comfortable family living with the space and infrastructure needed for livestock or hobby farming. (id:6289)

Built in 2001

Essential Information

Listing #	A2256471
Price	\$739,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	1,554
Acres	20.98
Year Built	2001
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	814042 Hwy 2
Subdivision	N/A
City	Rural Fairview No. 136, M.d. Of
Province	Alberta
Postal Code	T0H1L0

Amenities

Amenities	Airport, Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Utilities	Electricity, Natural Gas, Sewer, Water
Features	PVC window, No Smoking Home
Parking Spaces	40
Parking	Attached Garage, Garage, Heated Garage, Parking Pad, RV

of Garages 3

Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer

Heating Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 1

Has Basement Yes

Exterior

Exterior Concrete, Vinyl siding

Construction Poured concrete

Foundation Poured Concrete

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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