

\$575,000 - 814070 Range Road 50, Rural Fairview No. 136, M.d. Of

MLS® #A2263477

\$575,000

4 Bedroom, 2.00 Bathroom, 1,382 sqft
Single Family on 160.00 Acres

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

Calling All Hunters & Outdoor Enthusiasts! Escape to your own private 160-acre retreat, tucked away at the end of a quiet dead-end road and bordering Crown Land. Enjoy breathtaking views overlooking your own coulee, with former mulched trails leading down to the creek—a perfect setting for exploring and wildlife watching. No gravel—paved driveway all the way! A beautiful maple-lined entrance welcomes you to an immaculate 4-bedroom, 2-bathroom home featuring a wraparound deck, partially enclosed for year-round enjoyment. Inside, you™ll find designer lighting, hardwood floors, and warm neutral décor. The bright white kitchen offers a breakfast bar, dining nook, and stylish pendant lighting, while the wood-burning fireplace with stone surround sets a cozy tone in the living room. The main bathroom radiates character with a charming clawfoot tub. The fully developed basement adds impressive living space with 2 bedrooms, a full bathroom, a large recreation area with room to add another bath, a gas fireplace, and a spacious storage/laundry room. For the hobbyist or outdoorsman, the heated 40x60 steel shop with mezzanine is the ultimate œman den.œ• Need more storage? There™s also a 40x30 quonset for all your equipment and toys. Approximately 20 acres have been cleared, complete with a dugout, offering a balance of open and treed



land.Enjoy the reliability of municipal water and the serenity of country living, just steps from nature.Contact the listing agent today for more details or to schedule your private tour of this exceptional property. (id:6289)

Built in 1979

Essential Information

Listing #	A2263477
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,382
Acres	160.00
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	814070 Range Road 50
Subdivision	N/A
City	Rural Fairview No. 136, M.d. Of
Province	Alberta
Postal Code	T0H1L0

Amenities

Features	See remarks, No neighbours behind, Environmental reserve
Parking	Garage, Heated Garage, Other, RV
# of Garages	1

Interior

Appliances	See remarks
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Has Basement Yes

Exterior

Exterior Wood siding

Exterior Features Landscaped

Foundation Poured Concrete

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.



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