



GRASSROOTS
REALTY GROUP

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815077 Range Road 24
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2103453



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,640 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Gravel Driveway, Triple Garage Attached		
Lot Size:	23.48 Acres		
Lot Feat:	Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Open L		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	33-81-2-W6
Exterior:	Asphalt, Stone, Stucco, Wood Frame	Zoning:	CR-2/A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, No Smoking Home, Storage		

Inclusions: N/A

INCREDIBLE 23.48 ACRE PARCEL WITH PRIME HIGHWAY FRONTAGE! This one of a kind piece of paradise is waiting for its new owners! The 2,640sq.ft bungalow comes equipped with 2 newer A/C units as well as 2 separate furnaces in the main portion & in-floor heat throughout the addition & garage (built 2011). The main level features 4 bedrooms & 3 bathrooms (main floor laundry), including the stunning 5-pc ensuite with stand-up shower & jetted tub. Spacious secondary living room transitions into the main living space w/ gas f/p, through to the kitchen w/ island & breakfast nook, along with the 12x16 fully enclosed sunroom patio with a 2nd gas f/p. Partial basement hosts another developed living area w/ a 3rd gas f/p & 2-pc bathroom. The property boasts a 36x38 double-insulated attached garage w/in-floor heat, a 40x60 (2010) fully finished shop w/ radiant heat, a 28x40 (1976) heated detached garage, an older 40x46 barn, a 24x48 metal-clad storage shed w/ lean-to bays, an RV pad with 220V hookups, a beautiful private dugout and SO MUCH MORE! Property is on Bluesky TOWN WATER and a pump-out septic system w/ alarm! Call your REALTOR® of choice and book your tour today!