



**GRASSROOTS**  
REALTY GROUP

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842070 Range Road 30  
Rural Clear Hills County, Alberta

MLS # A2226612



**\$445,000**

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Farm, Grazing, Other, Pasture, See Remarks		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	123.23 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Farm,		

**Heating:** Forced Air, Natural Gas, Wood

**Floors:** -

**Roof:** Asphalt

**Basement:** Full, Partially Finished, Walk-Up To Grade

**Exterior:** Mixed

**Foundation:** Wood

**Features:** See Remarks, Storage

**Water:** Dugout

**Sewer:** Lagoon

**Near Town:** Fairview

**LLD:** 13-84-3-W6

**Zoning:** AG

**Utilities:** Electricity, Natural Gas

**Major Use:** Hay, Other

~MOTIVATED - \$445,000.00 with Home and Shop! Will consider all Offers ~Make Your Move ~ Looking for a Slice of Country Life with room to Roam? This 123.23 acre property offers an Inviting Escape with ample space both inside and out. The 1,152-square-foot Bungalow home offers open concept living /dining and boasts recent updated flooring and fresh paint - creating a clean, comfortable interior perfect for relaxing or entertaining. The main floor bedrooms are spacious offering privacy and comfort, while there is an additional bedroom in the basement, ensuring there's room for guests or a growing family. The partly finished basement hosts one bedroom, bathroom, storage and invites your creative vision—recreational space, or a hobby area, the choice is yours.. Step outside to a deck that wraps around two sides of the home, ideal for morning coffee, evening barbecues, or simply soaking up the expansive views. The walk-out basement adds practical access to your outdoor surroundings, which include a smaller dugout for water access, a cozy chicken coop, a pig pen (yes, really—it's perfect for small-scale farming), and a heated Metal Clad 40 ft. x 64 ft. (dirt floor) workshop for year-round projects additionally there is a Grade 2 gravel pit on the property. Tucked in a quiet rural setting, this property welcomes nature lovers, hobby farmers, hunting, recreation, and anyone seeking a peaceful environment to call home. Whether you're looking to cultivate a few small crops, raise animals, or simply enjoy the great outdoors, this place delivers room to breathe and endless possibilities. If you're ready to make a move to the countryside, this could be the peaceful, practical paradise you've been searching for. Bring your ideas—Add your Personal Touch to the Home and Property—Book a Viewing with your

Favorite Realtor to explore all this property has to offer. (Gravel Pit Equipment and Cabin are not included in the sale of the property).