



GRASSROOTS
REALTY GROUP

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805022 Range Road 35
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2235388



\$374,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,382 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	27.25 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	Co-operative, Dugout
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	31-80-3-W6
Exterior:	Vinyl Siding	Zoning:	AG-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: n/a

Charming 25-Acre Acreage on Green Island Road – Just 10 Minutes from Town! Welcome to this beautifully maintained 25-acre property, ideally located just a short drive from town and situated on reliable Co-Op water. This exceptional acreage offers both functionality and lifestyle, with 5 dugouts dedicated to watering the lush, landscaped yard. Enjoy plenty of parking and a convenient drive-through driveway for ease of access. Outbuildings include a detached 24x24 two-car garage, a massive 90x36 Quonset—perfect for storing equipment, RVs, or recreational toys—a chicken coop, and additional storage buildings. The home features a spacious deck for outdoor entertaining, and a welcoming front entry with laundry room. Inside, you’ll find a bright and airy eat-in kitchen with updated flooring, newer windows, and a brand-new roof, all opening to a generous living room filled with natural light. A cozy sunroom adds bonus living space year-round. Downstairs, the fully finished basement includes a 3-piece bathroom and an expansive recreation room, finished with rustic barn board accents—perfect for gatherings, a games room, or home theatre. The property is surrounded by mature trees for privacy and shelter, with ample space for horses or hobby farming. This is the perfect blend of country living with easy access to town amenities—don’t miss this incredible opportunity!