



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

821004 Range Road 30
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2243852



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,701 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Outside, Ov		
Lot Size:	5.99 Acres		
Lot Feat:	Farm, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Othe		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, See Remarks
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-82-3-W6
Exterior:	Brick, Vinyl Siding	Zoning:	AG-1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Storage, Sump Pump(s)		

Inclusions: Automatic Water, Blinds

Motivated Sellers!! Charming acreage just minutes from Fairview!! Located 5 minutes from Fairview and 45 minutes from Peace River, this beautifully kept 5.99 acre property offers the perfect blend of country charm and convenience. The home has been exceptionally well loved by it's current owners. The home features 3 bedrooms, 2 bathrooms, as well as an additional office space. The spacious kitchen with updated appliances presents a lovely view of the front yard. This home does not lack dinning or living space, with 2 spacious living areas. One featuring huge windows and an electric fireplace and the other perfect for the cool winter months with a cozy wood burning fireplace. Step outside to a picture perfect yard complete with a vibrant garden area, mature trees, and a peaceful rural setting. For those with livestock or horses, the property is cross fenced, and also features a picture perfect red barn equipped with an automatic waterer. The large and fully fenced dugout is perfect for beating the summer heat and enjoying the weekends. The immaculately maintained double detached garage provides ample space for projects, storage, or hobbies. This is a truly special property ideal for horse lovers, hobby farmers, or anyone craving the space and serenity of country living. (New shingles, new windows, new doors) Reach out to your favourite real estate agent today to book a showing!