



**GRASSROOTS**  
REALTY GROUP

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**814042 HWY 2**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2256471**



**\$739,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway, Front Drive, Garage Door Open		
<b>Lot Size:</b>	20.98 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	AG-1 ( Agriculture Conser
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellit
<b>Features:</b>	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Recently Renovated Acreage Home on 20.98 Acres &ndash; Fairview, AB Just 1 km south of Fairview on Hwy 2 (across from Co-op Cardlock) This spacious 6-bedroom, 3-bathroom home sits on a beautifully developed 20.98-acre parcel and offers both modern updates and practical acreage living. Home Features: &bull; Built in 2001 with 1,534 sq. ft. main floor + fully finished basement &bull; Bright open-concept kitchen and living area with access to the brand-new south-facing deck &bull; Main floor includes: &bull; Primary bedroom with ensuite, walk-in closet, and deck access &bull; 2 additional bedrooms, full bathroom, and laundry room &bull; Basement includes: &bull; 3 large bedrooms, full bathroom, family room, cold room, and storage &bull; In-floor heating and brand-new vinyl plank flooring &bull; Recent updates: fresh paint throughout, new countertops in kitchen and 2 bathrooms &bull; Mechanical: furnace & hot water tank (2015) &bull; Attached heated 21X24 garage &bull; New front entry stairs and south-facing deck &bull; On town water Outbuildings & Yard Improvements: &bull; 40x100 Quonset &ndash; front 30x40 heated with upstairs living space & bathroom &bull; 40x60 Quonset &ndash; 1/3 concrete with mechanical room & shelving &bull; Pole Sheds: 16x48 and 12x40 (metal siding & roofing) &bull; Additional outbuildings: chicken coop, older pole shed, wooden granary &bull; Approx. 10 acres of pipe & cable fencing (corrals) &bull; 4 heated watering bowls in corrals &bull; Outer buildings serviced by 2 dugouts &bull; Septic field installed in 2015 This property is move-in ready and offers an excellent mix of comfortable family living with the space and infrastructure needed for livestock or hobby farming.