



GRASSROOTS
REALTY GROUP

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

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

MLS # A2256471



\$739,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,554 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway, Front Drive, Garage Door Open		
Lot Size:	20.98 Acres		
Lot Feat:	Back Yard		

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

Recently Renovated Acreage Home on 20.98 Acres – 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: • Built in 2001 with 1,534 sq. ft. main floor + fully finished basement • Bright open-concept kitchen and living area with access to the brand-new south-facing deck • Main floor includes: • Primary bedroom with ensuite, walk-in closet, and deck access • 2 additional bedrooms, full bathroom, and laundry room • Basement includes: • 3 large bedrooms, full bathroom, family room, cold room, and storage • In-floor heating and brand-new vinyl plank flooring • Recent updates: fresh paint throughout, new countertops in kitchen and 2 bathrooms • Mechanical: furnace & hot water tank (2015) • Attached heated 21X24 garage • New front entry stairs and south-facing deck • On town water Outbuildings & Yard Improvements: • 40x100 Quonset – front 30x40 heated with upstairs living space & bathroom • 40x60 Quonset – 1/3 concrete with mechanical room & shelving • Pole Sheds: 16x48 and 12x40 (metal siding & roofing) • Additional outbuildings: chicken coop, older pole shed, wooden granary • Approx. 10 acres of pipe & cable fencing (corrals) • 4 heated watering bowls in corrals • Outer buildings serviced by 2 dugouts • 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.