



**824026 Highway 64**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2291117**



**\$629,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Drive Through, Heated Garage, Multiple Driveways, Overs		
<b>Lot Size:</b>	17.27 Acres		
<b>Lot Feat:</b>	Few Trees, Pasture, See Remarks		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s)	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Other, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	26-82-4-W6
<b>Exterior:</b>	Log	<b>Zoning:</b>	AG
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks		

**Inclusions:** all light fixtures, all window coverings, Stand-up freezer in house, Fridge & freezer in shop.

Set on 17.27 acres just over 100 km from Grande Prairie, this one-of-a-kind log home offers the perfect balance of peaceful country living and practical functionality, ideal for those looking to live, work, and unwind all in one place. Step inside and you're immediately welcomed by soaring vaulted ceilings, exposed log beams, and a stunning open-to-below design that fills the home with natural light. The main living space is warm yet airy, anchored by large windows that frame the surrounding landscape. The kitchen is both functional and inviting, featuring ample cabinetry, a central island with seating, and a seamless flow into the dining area. The home offers 2 bedrooms and 2 bathrooms, along with the convenience of main floor laundry. The primary suite feels like a true retreat, while thoughtful touches throughout the home create a cozy, elevated cabin feel without sacrificing brightness or style. Outside, the lifestyle truly shines. A covered wrap-around porch provides the perfect spot for morning coffee or evening relaxation while taking in the peaceful surroundings. The land itself is a versatile mix of pasture and grain, fenced and ready for horses or some livestock. For those needing space to operate or expand a business, the shop setup is exceptional. Featuring 5,560 sqft. of space, multiple attached bays, including one with in-floor heat, 3-phase power, 18-foot overhead doors, office space, multiple rooms, and even a bathroom! This property is fully equipped to support a wide range of uses. An additional detached garage adds even more storage or workspace options. Located just off the highway for easy commuting, this property offers the rare combination of accessibility, privacy, and opportunity all wrapped into a stunning log home setting. Ask your agent for the full list features & upgrades!