



50047 TWP 820
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2293899



\$349,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,216 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, RV Access/Parking, RV Garage, Triple Garage Detached		
Lot Size:	5.19 Acres		
Lot Feat:	Gazebo, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Dugout
Floors:	Linoleum, Vinyl	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Phone

Features: Built-in Features, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Cozy Acreage Living! Updates Throughout! Amazing Setting! This 5.14 Acre package is located just over 10 minutes West of Fairview giving you rural country peacefulness and the convenience of being close to town! This extremely well cared for manufactured dwelling is built on heavy duty steel pilings and has been redone with attention to detail and craftsmanship. The bright custom kitchen is stunning with stainless steel appliances, beautiful solid hickory custom made cabinets, easy slide drawers, and all with built in organizers. Throughout the home you will find a lovely flow and open concept living. New flooring and fresh paint accompanies the cozy and relaxing living room, master bedroom with en-suite also with custom hickory cabinets, and walk-in closet, two additional bedrooms and the laundry/utility/ mud room. Outside is a large hot tub inside a three season gazebo with beautiful views to the SW. This property is well treed and at the top of the Dell coulee, an amazing serene setting to relax in or for your outdoor activities. The 54 x 30 shop has radiant heating, concrete floors, 5 x 220 power outlets, compressor, two 12x12 overhead doors at both ends, two heavy duty cranes and a catwalk for storage. This turn key ready home has new shingles, is fully fenced and wired for the electric gate. The entire property shows pride of ownership, easy country living, and possibilities galore! This manufactured home has been redone in 2021 with new flooring, new kitchen, Stainless appliances, new paint, new shingles and Navien HW on demand system, windows, drywall with extra insulation in the walls. An incredible opportunity is waiting! Call today with any questions, or come see it for yourself!