



**GRASSROOTS**  
REALTY GROUP

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11301 100 Street  
Fairview, Alberta

MLS # A2105891



**\$575,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,505 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached, Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	80.00 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-82-3-W6
Exterior:	Vinyl Siding	Zoning:	A-UR
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas, Phone
Features:	Central Vacuum, No Smoking Home, Pantry, Storage		

Inclusions: N/A

A very rare parcel! 80 acres with a 1505 Sq. Ft. newer non-smoking home and a town address! With fiber optic internet expected to be available in 2024, this could be the perfect opportunity! Work from home, home-based business, or work in town and be home on the farm within 3 minutes! The main level offers a beautiful open concept with access to both the front 2-tier deck as well as the back large covered 2-tiered deck with gas hookup for the BBQ. There are 2 bedrooms on this level, 1 with a 3-piece ensuite. Then there is an office/craft room (could be used as a bedroom/nursery) a 3-piece bathroom, and a main level laundry room. The basement has in-floor heat with large above grade windows and offers a good-sized third bedroom which is outfitted with a 5-piece ensuite (including a jetted tub) and a large walk-in closet. There is another 3-piece bathroom, a utility room, a storage room and an extra large family room. The grand entrance offers indoor access to the 28' x 30' attached heated garage featuring a 12' ceiling. The Garage has in-floor heat, a sink with hot/cold water, is wired for 220V, and has a commercial exhaust fan. The back yard is fenced for the children and pets to play safely. There is a garden, many fruit trees including apple, plum, pear, saskatoons, and raspberries, along with mature lilacs and rhubarb. Also included is a garden shed as well as a play house. Here you will also have plenty of opportunity for wildlife observation. The property is perimeter fenced (needs some repair) with some cross fencing. Approximately 32 acres were in barley last year (previously peas) with the remainder being pasture and yard site. Don't let this opportunity pass you by. Call your Realtor for an appointment to view.