



812018 Range Road 31
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2171273



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,400 sq.ft.	Age:	1947 (77 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport, Parking Pad, Single Garage Detached		
Lot Size:	9.96 Acres		
Lot Feat:	Lawn, Garden, Landscaped, Many Trees		

Heating:	Forced Air	Water:	Cistern
Floors:	Vinyl Plank, Wood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: Dock for the dugout

Welcome to acreage living just minutes south of Fairview! Located 3.5 km off paved roads, this beautifully treed acreage is rich with history. The home was built in 1947 and features 2,400 sq. ft. of living space, plus a full concrete basement with all concrete walls. The main floor has 9-foot ceilings and maple flooring. Enter into a large foyer in the center of the home, opening into a well-appointed eat-in kitchen. There is a large living room with a gas fireplace and gorgeous wood features throughout the room. A spacious formal dining area includes a large sliding door. The main floor also has a four-piece bathroom with a jetted tub and one bedroom. The second floor also has hardwood maple flooring offering four HUGE bedrooms and one bathroom, plus an open play area/sitting room that opens up to a large south-facing deck spanning the full length of the house. The basement provides great storage space, along with a utility room, laundry room and rough in for a bathroom. This home has three large decks where you can catch some sunshine no matter the time of day. The main deck is partially covered, with the carport featuring an outdoor kitchen space. There are many outbuildings throughout the property that need to be seen in person to appreciate. A few to note are the single-car garage offers great storage space for yard equipment. There's a heated hobby shop, and the 28x40 barn has been converted to a heated shop with infrared heating, a tin ceiling, and blown-in insulation, making for a very comfortable workspace. There's also a huge cold storage pole shed with a metal roof. This property is a diamond in the Peace Country, and these don't come along very often. Call your realtor for a showing and let's get you moved in!