



Range RD 42 823014
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2186514



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,136 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	20.00 Acres		
Lot Feat:	Farm, Lawn, No Neighbours Behind, Landscaped, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: (2) sheds

Escape to this stunning 20-acre parcel, just 10 minutes from Fairview and a stone's throw from the Sandlake Crown Land. Nestled only 2 miles off the pavement, this well-treed oasis offers the perfect canvas for a small hobby farm or a peaceful, countryside lifestyle. Step inside this beautifully remodeled home, featuring all-new windows and doors, a brand-new roof, and new hot water tank. Enjoy the convenience of town water, and delight in the fresh, inviting atmosphere created by a complete interior paint refresh. The main floor boasts a large, bright kitchen equipped with all new modern appliances and an inviting eat-in dining area. The expansive east-facing living room fills with natural light, perfect for relaxing or entertaining. You'll also find convenient main floor laundry, a stylish new bathroom, and three generously sized bedrooms. Venture downstairs to discover a spacious recreation room, ideal for family gatherings or game nights, complete with a pool table and ample space for relaxation. The basement also features a cozy bedroom with two closets, a cold storage room, and a utility room, providing functionality and extra storage. This is the acreage you've been waiting for, Have a look today! Seller is a licensed Realtor in the province of Alberta.