



GRASSROOTS
REALTY GROUP

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40050, Township Road 804
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2198719



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,975 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Quad or More Detached		
Lot Size:	8.79 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Many Trees, Private, Season		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Public
Floors:	Carpet, Concrete, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	25-80-4-W6
Exterior:	Wood Siding	Zoning:	Agriculture-Conservation
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Skylight(s)		

Inclusions: None

Discover your dream retreat with this stunning engineered open beam bungalow, thoughtfully designed for year-round comfort- keeping you cool in summer and cozy in winter. Nestled on a private, tranquil lot just 15 minutes from the charming town of Fairview, this home offers the perfect blend of seclusion and convenience, complete with town water. A standout feature is the impressive 1200 sq ft shop, built in 2023, ideal for hobbies, storage, a home workshop or vehicle parking. Embrace peaceful living with modern flair in this one-of-a-kind property!