821004 Range Road 30
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2202506

$625,000

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	1,695 sq.ft.
Age:	1958 (67 yrs old)
Beds:	3
Baths:	2
Garage:	Double Garage Detached
Lot Size:	5.88 Acres
Lot Feat:	Private

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	Co-operative
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum, Vinyl Plank	**Sewer:**	Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, See Remarks	**LLD:**	12-82-3-W6
Exterior:	Mixed	**Zoning:**	AG-1
Foundation:	Combination	**Utilities:**	Electricity Connected, Natural Gas Connected
Features:	Beamed Ceilings		

Inclusions:	n/a

True Acreage Lifestyle Awaits! The sellers are flexible and ready to collaborate. Discover the perfect blend of privacy, convenience, and rural charm on this serene 5.88-acre property, located just 5.5 KM from Fairview, Alberta. This unique home has been thoughtfully updated and expanded from its original 1950's build, with additions in the 1980s and extensive renovations from 1993 onward. ThIs home showcases: 3 Spacious Bedrooms 1 Full Bath (air-jet tub) and 1-3/4 Bath Country-Style Kitchen with custom cabinetry, newer high-end appliances Dining Area with patio doors leading to a serene backyard Living Area with a cozy wood fireplace Bonus Family Room, Study, and Office for ample space to live and work and Other highlights include main floor laundry, new windows and doors, new shingles, a landscaped and fenced yard (ideal for horses), a chicken coop, and a semi-attached barn with water access. Outdoors, you'll enjoy a dugout and an immaculately maintained heated garage. This property is truly a must-see! Experience acreage living at its finest with space for your family, your animals, and your dreams. Call today to schedule your viewing!