

**82122 Range Road 55**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2118670**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Drive Through, Driveway, Driveway, Garage Door		
<b>Lot Size:</b>	13.34 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Farm, Front Yard, Garden, No Neighbours Behind, Le		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Dugout
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	7-82-5-W6
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	AG-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garba
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Discover the ultimate equestrian retreat nestled amidst 13 acres of pristine countryside, just 20 minutes west of Fairview. This acreage presents an opportunity for horse enthusiasts and trainers alike, boasting a host of amenities tailored to the equine lifestyle. As you enter the property, you are greeted by the sight of lush pastures, maintained and fully fenced, providing ample space for grazing and leisurely rides. The eight horse corrals fit with four automatic live stock waterers are thoughtfully sectioned off, a 80' x 180' outdoor sand riding arena, and 60' sand round pen all offer a secure environment for your horses to thrive. The residence on this property has the country charm of a cozy 3 bedroom, 2 bathroom mobile home. Adjacent to the home, a detached two-car garage provides convenient storage for vehicles and equipment, ensuring both functionality and convenience, as well as a 30'x30' wood-heated shop with a versatile dirt floor. Whether it's grooming, tack maintenance, or equipment repairs, this well-equipped space caters to every need. Nature enthusiasts will delight in the serene surroundings, characterized by a treed perimeter that offers privacy, enhancing the tranquil ambiance of the property. Conveniently located just a short drive from Fairview, this property offers the perfect blend of rural serenity and modern convenience. Whether you're a seasoned horse trainer seeking the ideal setting for your operation or nature lover in search of your dream retreat, this property has a lovely lifestyle opportunity. Reach out with any questions or to book a showing!