

814039 Range Road 21
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2136401



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Split Level		
Size:	2,116 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Parking Pad, RV Access		
Lot Size:	7.76 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit T		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Dugout
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Holding Tank, Lagoon, Open Discharge
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	25-81-2-W6
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Vinyl Windows		
Inclusions:	N/A		

Discover your dream home just east of Fairview on 7.76 picturesque acres! This spacious 4-bedroom, 3-bathroom residence features a finished double car garage and a massive 30 x 50 shop with concrete floor.. Separating the home and garage is a fully enclosed 3 season sun room. The home boasts two large living rooms perfect for entertaining, a well-equipped kitchen, and a dining room that could comfortably fit a 6-8 person dining table. Convenience is key with main-level laundry and a large spare bedroom for guests. Upstairs, you'll find three more bedrooms, including the master suite with an 3 piece ensuite. Along with the other 2 bedrooms upstairs will be the 4 piece bathroom. The partially finished basement offers ample storage and a great space for kids and grandkids to play. Enjoy the amazing yard with a private entrance, large garden, and beautiful back patio. Explore the many walking trails for endless outdoor adventures right at home. Don't miss this perfect blend of comfort and country living!