

**824026 64 Highway**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2144189**



**\$674,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Detached, Triple Garage Detached		
<b>Lot Size:</b>	17.27 Acres		
<b>Lot Feat:</b>	Farm, Lawn, Garden, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	26-82-4-W6
<b>Exterior:</b>	Log	<b>Zoning:</b>	AG
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	High Ceilings, Natural Woodwork, Open Floorplan		

**Inclusions:** Stand-up freezer. Generator and tarp shed beside the single garage.

Looking for space to run your business?! This could be it! The 17.27-acre property is located 8 miles Northwest of Fairview with access directly off Hwy 64. This property offers a beautiful log home with covered decks and a mature yard setting with great privacy. The open concept log home has beautiful details throughout! Up the spiral staircase is the primary bedroom and ensuite with plenty of space, and an office area over-looking the main floor. The main floor is well appointed with a spectacular kitchen, a dining area, and a warm inviting living room complete with a gas fireplace, tall ceilings, and South facing windows letting in heaps of natural light! The main floor also boasts one bedroom, a huge full bathroom, and a large entry with laundry and storage. The partial basement is currently used for storage and utilities. The property has all underground services and is on Town of Fairview water. Looking for shop space? The amazing shop offers an office and lunchroom in the first bay with in-floor heating, plus two large shops attached - with 3 phase power, infrared heating, sumps, 18-foot overhead doors, and compressor air throughout! There is a total of 5,560 SF of heated shop space plus 672 SF of covered cold storage. This mature landscaped yard has a great area for a garden, a fire pit / outdoor entertainment space, and plenty of hard packed gravel parking. The parcel includes 7 acres of grain land and pastureland on the remainder. This is the perfect property for a mixture of business and pleasure!! Call your Realtor today and come see the opportunity this property offers!