

**822025 RR20**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2154355**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Drive Through, Driveway, Garage Faces Rear, Gate		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	18-82-1-W6
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	AG-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Laminate Counters, No Smoking Home, Separate Entrance, Skylight(s), Storage, Vinyl Windows		

**Inclusions:** N/A

Discover your sanctuary in this beautifully updated and meticulously maintained nature lover's retreat. Nestled on a serene 10-acre parcel, this property offers unparalleled privacy and tranquility, surrounded by lush trees that act as a natural windbreak, ensuring peace and quiet. The highlight of this property is a spacious 1,438 sq ft, 4-bedroom modular home, thoughtfully designed and featuring a basement for added space. Enjoy outdoor living with a large deck off the kitchen and dining area, perfect for entertaining or simply savoring the peaceful surroundings. The heart of the home boasts honey oak cupboards and ample counter space, ideal for culinary enthusiasts. New carpet was installed in the upstairs bedrooms in 2022, complementing the freshly painted main floor. The home has been updated with windows and a furnace in 2000, and a durable tin roof with two skylights in the kitchen was added in 2015. Water and utilities are well taken care of with a reliable 3,600-gallon cistern and a large dugout ensuring a steady water supply. The property is equipped with 100 amp power and natural gas. Additional structures include a 22 x 25 ft older building, previously used as a detached garage, offering versatile space for storage or projects. There is also a 17 x 14 ft building that can serve as a chicken coop or a heated hangout den or can be converted back to a cozy cabin that provides a perfect spot to enjoy the great outdoors while staying protected from the elements complete with a wood stove. A handy 12 x 12 ft shed provides additional storage. This idyllic property combines modern comforts with the charm of rural living, making it a perfect escape for those seeking a peaceful, nature-filled lifestyle. Don't miss the opportunity to make this your dream home. Reach out to take the time to see this gem of a property for yourself!