

**825050 Highway 732**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2158724**



**\$338,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 1,375 sq.ft.   | <b>Age:</b>   | 1974 (50 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Attached Carport, Parking Pad, Quad or More Detached, RV Access/Parking, |               |                   |
| <b>Lot Size:</b> | 20.40 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Level, Many   |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas                                       | <b>Water:</b>     | None  |
| <b>Floors:</b>     | Laminate, Linoleum  | <b>Sewer:</b>     | None  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished                                      | <b>LLD:</b>       | 33-82-3-W6  |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                  | <b>Zoning:</b>    | AG-1  |
| <b>Foundation:</b> | Block   | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Satellite |
| <b>Features:</b>   | Laminate Counters, Open Floorplan, Separate Entrance, Storage |                   |   |

**Inclusions:** N/A

BRAND NEW ROOF, FRESHLY PAINTED THROUGHOUT THE ENTIRE HOUSE!! Experience the tranquility of countryside living with this exceptional opportunity! Nestled on 20 acres with TOWN WATER, this spacious 1974 home offers 1,375 square feet of living space, featuring 4 bedrooms and 2 bathrooms. The home is bathed in natural light, with an open, flowing layout that includes a cozy living room complete with a wood stove. The kitchen provides ample cabinet and counter space, perfect for all your culinary needs, while the bedrooms are generously sized to ensure comfort. Outside, the property is landscaped and offers a covered with concrete carport, a firepit, and numerous versatile outbuildings. These include a spacious 40 ft. by 70 ft. Quonset, a 32 ft. by 52 ft. shop, and a charming 2-story barn with a 28 ft. by 40 ft. hay loft. Additional buildings include a 16 ft. by 24 ft. garage with an 8 ft. by 24 ft. attached lean-to, several machine sheds (ranging from 24 ft. by 50 ft. to 32 ft. by 80 ft.), and a 25 ft. by 110 ft. shed currently used as a cattle shelter. New septic tank installed in 2020, new weeping tile installed in 2020 The possibilities for this property are endless—whether you envision it as a base for heavy equipment operations, a trucking hub, or a haven for animals. With so many outbuildings and expansive land, the potential uses are limited only by your imagination!