

**Range RD 42 823014**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2186514**



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	20.00 Acres		
<b>Lot Feat:</b>	Farm, Lawn, No Neighbours Behind, Landscaped, Many Trees, Pasture		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** (2) sheds

Escape to this stunning 20-acre parcel, just 10 minutes from Fairview and a stone's throw from the Sandlake Crown Land. Nestled only 2 miles off the pavement, this well-treed oasis offers the perfect canvas for a small hobby farm or a peaceful, countryside lifestyle. Step inside this beautifully remodeled home, featuring all-new windows and doors, a brand-new roof, and new hot water tank. Enjoy the convenience of town water, and delight in the fresh, inviting atmosphere created by a complete interior paint refresh. The main floor boasts a large, bright kitchen equipped with all new modern appliances and an inviting eat-in dining area. The expansive east-facing living room fills with natural light, perfect for relaxing or entertaining. You'll also find convenient main floor laundry, a stylish new bathroom, and three generously sized bedrooms. Venture downstairs to discover a spacious recreation room, ideal for family gatherings or game nights, complete with a pool table and ample space for relaxation. The basement also features a cozy bedroom with two closets, a cold storage room, and a utility room, providing functionality and extra storage. This is the acreage you've been waiting for, Have a look today! Seller is a licensed Realtor in the province of Alberta.