

\$525,000 - 814057 Range Road 20, Rural Fairview No. 136, M.D. of

MLS® #A2172843

\$525,000

4 Bedroom, 3.00 Bathroom, 1,225 sqft
Residential on 9.91 Acres

NONE, Rural Fairview No. 136, M.D. of,
Alberta

Discover this meticulously maintained 4-bedroom, 3-bathroom bungalow, nestled on an expansive 9.91-acre property just 10 minutes east of Fairview. This beautiful family home combines modern comforts with serene country charm, offering ample space both inside and out.

Step inside and be greeted by abundant natural light, filling an open floorplan designed for comfortable living. The charming living room is perfect for family gatherings or quiet evenings. The dining area, adjacent to the kitchen, provides convenient access to the back deck, where you can enjoy the tranquility of the surrounding landscape.

The heart of the home is the thoughtfully designed kitchen, which boasts modern stainless steel appliances, an island perfect for meal prep or casual dining, and an induction stovetop with a built-in oven. With ample cabinet space, this kitchen caters to both the practical and aesthetic needs of any home chef.

The main floor includes a luxurious master suite, complete with a walk-in closet featuring built-in organizers. The five-piece ensuite bathroom provides a spa-like experience, with a soothing soaker tub and elegant fixtures. An additional bedroom and a 1/2 bathroom are also on this level, along with a desirable main-floor laundry, adding convenience to your



daily routine.

The lower level offers a fully suited living space, ideal for extended family or guests. This area includes a generous family/rec room, two additional bedrooms, a 3-piece bathroom, and a cold storage room. The in-floor heating ensures comfort year-round, while the separate entrance enhances privacy and accessibility. A central vacuum system throughout the home adds an extra layer of convenience.

The property is beautifully landscaped and features a 21 x 20 attached heated garage with epoxy floors. For those with a green thumb, the fenced garden and raised beds with irrigation from the dugout offer plenty of space to cultivate fresh produce. Animal lovers will appreciate the partially fenced area, which is ideal for pets or small livestock, and includes a chicken coop and a bunny pen. Additional features include a fire pit, perfect for evening relaxation, and a substantial 4,500-gallon cistern.

This turnkey property is ready for its new owners to make memories with, blending comfort, functionality, and endless possibilities for outdoor enjoyment. Experience the perfect combination of rural tranquility and modern living with this exceptional home.

Built in 2018

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2172843 |
| Price | \$525,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,225 |
| Acres | 9.91 |
| Year Built | 2018 |

| | |
|----------|----------------------------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

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|-------------|---------------------------------|
| Address | 814057 Range Road 20 |
| Subdivision | NONE |
| City | Rural Fairview No. 136, M.D. of |
| County | Fairview No. 136, M.D. of |
| Province | Alberta |
| Postal Code | T0H 1L0 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, RV Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, Vinyl Windows, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances | Oven-Built-In, Built-In Oven, Dishwasher, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Fireplace(s), High Efficiency, In Floor, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Tile, Wood Burning, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters, Storage |
| Lot Description | Backs on to Park/Green Space, Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Landscaped, Level, Many |

| | |
|--------------|---|
| | Trees, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding |
| Foundation | ICF Block |

Additional Information

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|----------------|--------------------|
| Date Listed | October 17th, 2024 |
| Days on Market | 147 |
| Zoning | AG-1 |

Listing Details

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| Listing Office | Sutton Group Grande Prairie Professionals |
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