

# **\$625,000 - 821004 Range Road 30 Road, Rural Fairview No. 136, M.D. of**

---

MLS® #A2202506

**\$625,000**

3 Bedroom, 2.00 Bathroom, 1,695 sqft  
Residential on 5.88 Acres

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

True Acreage Lifestyle Awaits!

The sellers are flexible and ready to collaborate. Discover the perfect blend of privacy, convenience, and rural charm on this serene 5.88-acre property, located just 5.5 KM from Fairview, Alberta. This unique home has been thoughtfully updated and expanded from its original 1950's build, with additions in the 1980s and extensive renovations from 1993 onward.

This home showcases:

3 Spacious Bedrooms

1 Full Bath (air-jet tub) and 1-3/4 Bath

Country-Style Kitchen with custom cabinetry,  
newer high-end appliances

Dining Area with patio doors leading to a  
serene backyard

Living Area with a cozy wood fireplace

Bonus Family Room, Study, and Office for  
ample space to live and work and

Other highlights include main floor laundry,  
new windows and doors, new shingles, a



landscaped and fenced yard (ideal for horses), a chicken coop, and a semi-attached barn with water access. Outdoors, you'll enjoy a dugout and an immaculately maintained heated garage.

This property is truly a must-see! Experience acreage living at its finest with space for your family, your animals, and your dreams. Call today to schedule your viewing!

Built in 1958

### **Essential Information**

MLS® #	A2202506
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,695
Acres	5.88
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	821004 Range Road 30 Road
Subdivision	NONE
City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H1L0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Beamed Ceilings
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Electric Range
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks

## Exterior

Exterior Features	Garden, RV Hookup
Lot Description	Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Combination

## Additional Information

Date Listed	March 17th, 2025
Days on Market	37
Zoning	AG-1

## Listing Details

Listing Office	Beck's Realty and Property Management
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.