

805028 Range Road 10
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2253043



\$949,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,320 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	320.00 Acres		
Lot Feat:	Farm		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	36-80-1-W6
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, See Remarks		

Inclusions: All furniture

Welcome to an exceptional agricultural opportunity in the heart of northern Alberta's Peace Country. This 320-acre farm, made up of two full quarter sections, is ideally located a short drive from Fairview, a well-established farming community known for its fertile soils, diverse crop production, and strong rural roots. Currently utilized for high-yield hay production, this expansive property offers fertile, well-drained soils suitable for a variety of crops. Whether you're looking to continue with hay, rotate into grain, or diversify your operation, the land is versatile and ready for your vision. The farm includes a comfortable home with loads of potential—ready for a modern update or flip. The home features an open-concept kitchen and living area, creating a bright and welcoming space for family gatherings and everyday living. It includes two bedrooms, a full bathroom, and a master bedroom with a private ensuite. A spacious laundry area adds convenience, while the unfinished basement offers ample storage and loads of potential—whether you're looking to add more living space, create a workshop, or design the basement of your dreams. In addition to the home, the property features multiple outbuildings—ideal for equipment storage, workshop use, or livestock operations. These structures support a wide range of agricultural activities and are positioned to make your day-to-day operations more efficient. Whether you're a seasoned producer looking to expand, a young farmer searching for your start, or an investor with an eye for agri-flipping potential, this property checks every box. The property offers unlimited co-operative water at only \$200 per year! Call your favorite realtor today to take a look! Home is sold AS IS.