

**821004 Range Road 30**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2274004**



# \$498,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	5.88 Acres		
<b>Lot Feat:</b>	Corners Marked, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours		

<b>Heating:</b>	Central, Electric, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Co-operative, Dugout
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-82-3-W6
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	AG-1
<b>Foundation:</b>	Poured Concrete, See Remarks, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Natural Woodwork, Pantry, Recessed Lighting, Sump Pump(s)		
<b>Inclusions:</b>	N/A		

There is nothing quite like the allure of a country home found in the perfect location. This quiet 5.88-acre property is ideally situated just five minutes north-east of Fairview, making it a perfect location for anyone working in the area or commuting for shopping or driving the kids in for sports. The home offers an intriguing layout that beautifully blends original character with modern luxury. It has been upgraded and renovated to a high standard, which included new shingles, windows and doors, weeping tile, new appliances and added insulation, to mention just a few. The original structure features a huge country kitchen with custom cabinets. The kitchen flows seamlessly into the dining and living room, which is anchored with a magnificent wall-to-ceiling wood burning fireplace. Continuity continues into a cozy flex room or den. This addition was built in 2021 and features strategically placed windows designed to showcase the landscape. This special little room is complimented with a wall-mounted electric fireplace designed for effect and warmth. The primary bedroom was built as an addition in the 1990's. It offers unique charm with a raised floor and adjoining bonus room that could be used for a nursery or office or for wherever your imagination leads. The property also includes a fantastic detached garage covering all your garage needs. It includes gas heat, metal walls and roof, a new 9x16 garage door, work benches and 220 electrical for your RV or welding. For the equestrian enthusiast, the acreage is set up for horses with a barn (including an attached chicken coop and a new automatic waterer). The property is fenced and cross-fenced, including fencing around the dugout, which is conveniently located close to the barn and garden. If you are looking for a country-style home that is full of charisma, this may just be what you have been waiting for!