

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

MLS # A2274004

\$498,000



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

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