

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

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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          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 821004 Range Road 30            |
| 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           | Fireplace(s), Forced Air, Natural Gas   |
| 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 | 82               |
| Zoning         | AG-1             |

## Listing Details

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

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