

# **\$949,000 - 805028 Range Road 10, Rural Fairview No. 136, M.D. of**

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MLS® #A2253043

**\$949,000**

2 Bedroom, 1.00 Bathroom, 1,320 sqft  
Residential on 320.00 Acres

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

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.

Built in 1983

**Essential Information**

MLS® #	A2253043
Price	\$949,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,320
Acres	320.00
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	805028 Range Road 10
Subdivision	NONE
City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 0J0

**Amenities**

Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, See Remarks
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Appliances	Dishwasher, Microwave, Refrigerator, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Farm
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	September 2nd, 2025
Days on Market	4
Zoning	AG

## Listing Details

Listing Office	eXp Realty
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