

\$485,000 - 40050, Township Road 804, Rural Fairview No. 136, M.D. of

MLS® #A2198719

\$485,000

2 Bedroom, 2.00 Bathroom, 1,975 sqft
Residential on 8.79 Acres

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

Discover your dream retreat with this stunning engineered open beam bungalow, thoughtfully designed for year-round comfort- keeping you cool in summer and cozy in winter. Nestled on a private, tranquil lot just 15 minutes from the charming town of Fairview, this home offers the perfect blend of seclusion and convenience, complete with town water. A standout feature is the impressive 1200 sq ft shop, built in 2023, ideal for hobbies, storage, a home workshop or vehicle parking. Embrace peaceful living with modern flair in this one-of-a-kind property!

Built in 1995

Essential Information

MLS® #	A2198719
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,975
Acres	8.79
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow



Status Active

Community Information

Address 40050, Township Road 804
Subdivision NONE
City Rural Fairview No. 136, M.D. of
County Fairview No. 136, M.D. of
Province Alberta
Postal Code T0H1L0

Amenities

Parking Off Street, Quad or More Detached
Waterfront Creek

Interior

Interior Features Beamed Ceilings, Ceiling Fan(s), High Ceilings, Skylight(s)
Appliances Built-In Gas Range, Dishwasher, Freezer, Microwave, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas, Wood Stove
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning Stove
Basement None

Exterior

Exterior Features BBQ gas line, Garden
Lot Description Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Many Trees, Private, Seasonal Water
Roof Metal
Construction Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed March 3rd, 2025
Days on Market 145
Zoning Agriculture-Conservation

Listing Details

Listing Office Grassroots Realty Group Ltd.

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