



GRASSROOTS
REALTY GROUP

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805028 Range Road 10
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2344043



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,600 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	10.00 Acres		
Lot Feat:	Farm		

Heating:	Central, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-80-1-W6
Exterior:	Composite Siding	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Looking for space, privacy, and a comfortable country lifestyle? This well-established 10-acre acreage offers a 1,600 sq. ft. home with a functional open-concept floor plan, 4 bedrooms, 2 1/2 bathrooms, and a full basement. The main floor features 2 bedrooms, including a spacious primary bedroom with ensuite, plus convenient main-floor laundry. Two additional bedrooms, and full bathroom, and plenty of living space and storage are located in the basement. Recent updates include new flooring, updated bathrooms, and a new deck. The property is serviced by municipal water through the water co-op, natural gas, and power. Enjoy the privacy of a mature, well-established yardsite along with a double detached garage for vehicles, storage, or workshop space. Conveniently located approximately 30 minutes from Fairview, this is a great opportunity to enjoy country living, acreage privacy, and room to grow. Contact your Realtor® today to book your private viewing!