



GRASSROOTS
REALTY GROUP

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814070 50 Range
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2347177



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,199 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, RV Access/Parking		
Lot Size:	160.00 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees, No Neighbours Behind, Private, Secluded		

Heating:	Forced Air	Water:	See Remarks
Floors:	Hardwood, Tile	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	25-81-5-W6
Exterior:	Wood Siding	Zoning:	AG1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: N/A

One of the most spectacular views in the Peace Country awaits! This 160-acre property is truly a hunter's and outdoor enthusiast's paradise, with the land stretching down to the river and a valley that provides an incredible natural backdrop. Small ponds attract geese and other birdlife, elk can often be heard bugling through the valley, and a network of hiking paths throughout the property makes it easy to explore and enjoy everything this remarkable piece of land has to offer. Located at the end of a quiet dead-end road and bordering Crown Land, this is the kind of property where privacy, wildlife, and wide-open space come together. The paved driveway leads directly to the property, providing easy year-round access. The immaculate 4-bedroom, 2-bathroom home is warm and inviting, with hardwood flooring, designer lighting, and neutral finishes throughout. The bright white kitchen features a breakfast bar, dining nook, and stylish pendant lighting, while the living room offers a comfortable place to unwind beside the stone-surround wood-burning fireplace. The main bathroom adds a touch of character with its charming clawfoot tub. A wraparound deck extends the living space outdoors, with an enclosed screen room that can be enjoyed through multiple seasons. The fire table in the screen room is also included with the property, making it the perfect spot to relax after a day outdoors. Downstairs, the fully developed basement provides an additional bedroom, a full bathroom, large recreation area, gas fireplace, and generous laundry/storage space, with room to add another bathroom if desired. The property is equally impressive when it comes to outbuildings and hobby spaces. The 40' x 60' heated steel shop with mezzanine offers an abundance of room for equipment, hobbies, projects, or recreational toys and comes with a

moveable 2-ton gantry crane. An additional 40' x 30' quonset provides even more storage. A greenhouse and chicken/bunny coop add to the property's rural lifestyle appeal and provide plenty of opportunity for gardening and keeping small livestock. Approximately 20 acres are cleared and include a dugout, while the balance of the property offers a beautiful mix of treed areas, natural terrain, trails, and access down toward the river. With municipal water, paved access, Crown Land bordering the property, abundant wildlife, and an exceptional Peace Country setting, this is a rare opportunity to own a private recreational retreat where you can hunt, fish, explore, garden, and enjoy the outdoors right from your doorstep.