

\$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
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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	158
Zoning	Agriculture-Conservation

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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