

**811002 Range Road 53**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2282071**



**\$364,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	10.60 Acres		
<b>Lot Feat:</b>	Garden, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Dugout
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-81-5-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer/Dryer

Peaceful 10-acre acreage zoned AG1, offering privacy, versatility, and long-term potential for a hobby farm, outdoor lifestyle, or rural retreat. Built in 1981 and set in a private, treed setting, this property is located approximately 20 minutes southwest of Fairview and just minutes from the Fairview Ski Hill, situated on a quiet dead-end township road with no close neighbors. The 1,268 sq. ft. home features 6 bedrooms and 2 bathrooms, with the added potential for a 7th bedroom in the basement, currently being used as a storage room. The basement was previously reconfigured to include bedrooms, offering flexible space for family, guests, or home-based work. A crawl space provides additional storage. Natural lighting flows throughout the home, enhancing the functionality and comfort of the living spaces. Several important upgrades have been completed over the years, including shingles, updated windows and doors approximately 8 years ago, a newer furnace and hot water tank, and upgraded flooring in the kitchen and laundry area. One of the bathrooms is conveniently located off the kitchen and features a window for natural light. Outdoor living is enhanced by a large newer south facing deck ideal for enjoying the peaceful surroundings. The yard site features a detached single garage and a dugout, with services including a pump-out septic system and natural gas. The property is well equipped with multiple outbuildings, including a 30' x 40' barn with a loft, new tin roof and power, a 30' x 50' powered pole shed perfect for cold storage, a 12' x 25' enclosed lean-to shop, plus additional storage sheds and former grain buildings. Fenced areas, a chicken coop, and a dugout provide excellent functionality for livestock, gardening, and outdoor use. Garden enthusiasts will appreciate the established growing spaces, along with a

variety of fruit and berry plants including crab apple, raspberry, strawberry, rhubarb, honeyberry, elderberry, and red currants. Mature trees surround the yard site, offering privacy, wind protection, and a peaceful setting. Whether you're planning a hobby farm, expanding your outdoor lifestyle, or seeking a quiet rural setting to call home, this acreage delivers space, privacy, and lasting opportunity.