

**820034 35 Range**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2313405**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,388 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Parking Pad, RV Access		
<b>Lot Size:</b>	25.70 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	6-82-3-W6
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Washer and Dryer in Garage. Outbuildings negotiable

Just minutes from the Town of Fairview, this exceptional 25.7 acre property is home to the well-known Fairview Kennels and Mighty Peace Pet Cremation business. The property can be purchased with all buildings and equipment included at an additional cost, allowing the business to continue operating as is. The property also offers excellent potential for business expansion or use as a hobby farm. The impressive 2 storey home features 3,388 sq ft of above grade living space, with all new large windows throughout that fill the home with an abundance of natural light. The warm and inviting kitchen offers extensive cabinetry and countertop space, highlighted by a massive island that spans the length of the kitchen, ideal for entertaining and family gatherings. The spacious west facing sunroom provides even more natural light and overlooks the beautifully designed outdoor living area, complete with a concrete patio and stunning feature wall. The upper level offers two spacious primary suite, four additional bedrooms, and three bathrooms across 1,524 sq ft of functional living space. The open concept main floor is designed for entertaining, featuring a large sitting area with a cozy wood burning fireplace and an oversized dining space perfect for hosting family and friends. The 28' x 30' attached heated garage provides excellent space for vehicles and toys, while the 28' x 40' heated quonset is ideal for a workshop or additional storage. Recent updates include paint, new roof and new windows and doors. The property is serviced with town water, and a new septic system has been installed, along with a tie-in for a future shop. This well maintained acreage truly offers everything you could ask for, plenty of space, functionality, and peaceful country living just minutes from town. The property size includes the recently purchase railway line adding 5

acres of large trees and usable gravel to the acreage. Book your private viewing today!