

35025 TWP RD 820
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2131672



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,280 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	14.51 Acres		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Linoleum, Vinyl	Sewer:	Other
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	31-81-3-W6
Exterior:	Metal Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: n/a

Discover the perfect blend of comfort, space, and functionality with this outstanding property! Move-in ready, this 2-bedroom, 2-bathroom home features an open-concept layout, creating an inviting and airy atmosphere. The expansive living and dining areas are ideal for entertaining, enhanced by numerous large windows that flood the space with natural light. The well-appointed kitchen is a chef's delight, featuring abundant cabinetry and generous countertop space. Whether you're preparing a meal for the family or hosting a gathering, this kitchen has everything you need. One of the highlights of this property is the massive 80x50, 4,480 sq. ft. shop. Equipped with in-floor heating and wired for welders, it's perfect for a business, a workshop, or simply storing recreational toys. Additionally, a footing for another garage has already been poured, offering even more potential for expansion. Situated on 14.51 acres with excellent highway exposure and close proximity to the airport, this property offers endless possibilities. It's an ideal location for a business venture or a country living experience. Don't miss this rare opportunity—contact us today to see all that this exceptional property has to offer!