

**814039 Range Road 21**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2136401**



**\$489,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Split Level		
<b>Size:</b>	2,116 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Parking Pad, RV Access		
<b>Lot Size:</b>	7.76 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Dugout
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	Holding Tank, Lagoon, Open Discharge
<b>Roof:</b>	Asphalt, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	25-81-2-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellit
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Vinyl Windows		

**Inclusions:** N/A

Discover your dream home just east of Fairview on 7.76 picturesque acres! This spacious 4-bedroom, 3-bathroom residence features a finished double car garage and a massive 30 x 50 shop with concrete floor.. Separating the home and garage is a fully enclosed 3 season sun room. The home boasts two large living rooms perfect for entertaining, a well-equipped kitchen, and a dining room that could comfortably fit a 6-8 person dining table. Convenience is key with main-level laundry and a large spare bedroom for guests. Upstairs, you'll find three more bedrooms, including the master suite with an 3 piece ensuite. Along with the other 2 bedrooms upstairs will be the 4 piece bathroom. The partially finished basement offers ample storage and a great space for kids and grandkids to play. Enjoy the amazing yard with a private entrance, large garden, and beautiful back patio. Explore the many walking trails for endless outdoor adventures right at home. Don't miss this perfect blend of comfort and country living!