

# **\$544,900 - 821004 Range Road 30, Rural Fairview No. 136, M.D. of**

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MLS® #A2243852

**\$544,900**

3 Bedroom, 2.00 Bathroom, 1,701 sqft  
Residential on 5.99 Acres

NONE, Rural Fairview No. 136, M.D. of,  
Alberta

Motivated Sellers!! Charming acreage just minutes from Fairview!! Located 5 minutes from Fairview and 45 minutes from Peace River, this beautifully kept 5.99 acre property offers the perfect blend of country charm and convenience. The home has been exceptionally well loved by it's current owners. The home features 3 bedrooms, 2 bathrooms, as well as an additional office space. The spacious kitchen with updated appliances presents a lovely view of the front yard. This home does not lack dinning or living space, with 2 spacious living areas. One featuring huge windows and an electric fireplace and the other perfect for the cool winter months with a cozy wood burning fireplace. Step outside to a picture perfect yard complete with a vibrant garden area, mature trees, and a peaceful rural setting. For those with livestock or horses, the property is cross fenced, and also features a picture perfect red barn equipped with an automatic waterer. The large and fully fenced dugout is perfect for beating the summer heat and enjoying the weekends. The immaculately maintained double detached garage provides ample space for projects, storage, or hobbies. This is a truly special property ideal for horse lovers, hobby farmers, or anyone craving the space and serenity of country living. (New shingles, new windows, new doors) Reach out to your favourite real



estate agent today to book a showing!

Built in 1958

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2243852                                  |
| Price          | \$544,900                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,701                                     |
| Acres          | 5.99                                      |
| Year Built     | 1958                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 821004 Range Road 30            |
| Subdivision | NONE                            |
| City        | Rural Fairview No. 136, M.D. of |
| County      | Fairview No. 136, M.D. of       |
| Province    | Alberta                         |
| Postal Code | T0H 1L0                         |

### Amenities

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Parking      | Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Parking Pad, RV Access/Parking, Outside |
| # of Garages | 2                                                                                                             |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Storage, Sump Pump(s)                                              |
| Appliances        | Built-In Electric Range, Built-In Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 2                                                                  |
| Fireplaces        | Electric, Wood Burning                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance, Private Yard, Storage                                                       |
| Lot Description   | Farm, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Other, Treed, Views, Pasture, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Brick, Vinyl Siding                                                                                             |
| Foundation        | Poured Concrete, Wood                                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 91              |
| Zoning         | AG-1            |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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