

# \$485,000 - 40050, Township Road 804, Rural Fairview No. 136, M.D. of

MLS® #A2198719

**\$485,000**

2 Bedroom, 2.00 Bathroom, 1,975 sqft  
Residential on 8.79 Acres

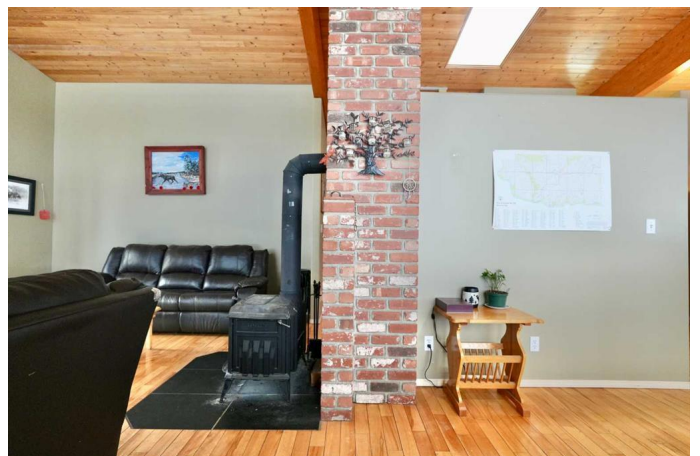
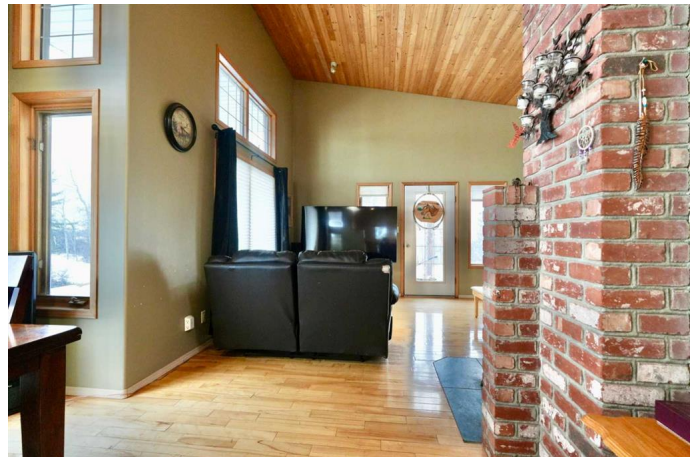
NONE, Rural Fairview No. 136, M.D. of,  
Alberta

Discover your dream retreat with this stunning engineered open beam bungalow, thoughtfully designed for year-round comfort- keeping you cool in summer and cozy in winter. Nestled on a private, tranquil lot just 15 minutes from the charming town of Fairview, this home offers the perfect blend of seclusion and convenience, complete with town water. A standout feature is the impressive 1200 sq ft shop, built in 2023, ideal for hobbies, storage, a home workshop or vehicle parking. Embrace peaceful living with modern flair in this one-of-a-kind property!

Built in 1995

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2198719                         |
| Price          | \$485,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,975                            |
| Acres          | 8.79                             |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |



Status Active

### Community Information

Address 40050, Township Road 804  
Subdivision NONE  
City Rural Fairview No. 136, M.D. of  
County Fairview No. 136, M.D. of  
Province Alberta  
Postal Code T0H1L0

### Amenities

Parking Off Street, Quad or More Detached  
Waterfront Creek

### Interior

Interior Features Skylight(s), Beamed Ceilings, Ceiling Fan(s), High Ceilings  
Appliances Dishwasher, Freezer, Microwave, Refrigerator, Washer/Dryer, Built-In Gas Range  
Heating Forced Air, Natural Gas, Wood Stove  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning Stove, Living Room  
Basement None

### Exterior

Exterior Features Garden, BBQ gas line  
Lot Description Many Trees, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Private, Seasonal Water  
Roof Metal  
Construction Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 3rd, 2025  
Days on Market 48  
Zoning Agriculture-Conservation

### Listing Details

Listing Office Grassroots Realty Group Ltd.

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