

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

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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	Acreage with Residence, Bungalow



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

### Exterior

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

### Additional Information

Date Listed March 3rd, 2025  
Days on Market 155  
Zoning Agriculture-Conservation

### Listing Details

Listing Office Grassroots Realty Group Ltd.

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