

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

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	63
Zoning	AG-1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.