

# \$739,900 - 814042 Hwy 2, Rural Fairview No. 136, M.D. of

MLS® #A2256471

**\$739,900**

6 Bedroom, 4.00 Bathroom, 1,554 sqft  
Residential on 20.98 Acres

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

Recently Renovated Acreage Home on 20.98  
Acres â€“ Fairview, AB

Just 1 km south of Fairview on Hwy 2 (across  
from Co-op Cardlock)

This spacious 6-bedroom, 3-bathroom home  
sits on a beautifully developed 20.98-acre  
parcel and offers both modern updates and  
practical acreage living.

Home Features:

- â€¢ Built in 2001 with 1,534 sq. ft. main floor  
+ fully finished basement
- â€¢ Bright open-concept kitchen and living  
area with access to the brand-new  
south-facing deck
- â€¢ Main floor includes:
  - â€¢ Primary bedroom with ensuite, walk-in  
closet, and deck access
  - â€¢ 2 additional bedrooms, full bathroom, and  
laundry room
  - â€¢ Basement includes:
    - â€¢ 3 large bedrooms, full bathroom, family  
room, cold room, and storage
    - â€¢ In-floor heating and brand-new vinyl  
plank flooring
    - â€¢ Recent updates: fresh paint throughout,  
new countertops in kitchen and 2 bathrooms
    - â€¢ Mechanical: furnace & hot water tank  
(2015)
    - â€¢ Attached heated 21X24 garage



â€¢ New front entry stairs and south-facing deck

â€¢ On town water

#### Outbuildings & Yard Improvements:

â€¢ 40x100 Quonset â€“ front 30x40 heated with upstairs living space & bathroom

â€¢ 40x60 Quonset â€“ 1/3 concrete with mechanical room & shelving

â€¢ Pole Sheds: 16x48 and 12x40 (metal siding & roofing)

â€¢ Additional outbuildings: chicken coop, older pole shed, wooden granary

â€¢ Approx. 10 acres of pipe & cable fencing (corrals)

â€¢ 4 heated watering bowls in corrals

â€¢ Outer buildings serviced by 2 dugouts

â€¢ Septic field installed in 2015

This property is move-in ready and offers an excellent mix of comfortable family living with the space and infrastructure needed for livestock or hobby farming.

Built in 2001

#### Essential Information

MLS® #	A2256471
Price	\$739,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,554
Acres	20.98
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

#### Community Information

Address	814042 Hwy 2
Subdivision	NONE
City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	40
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, Paved, RV Access/Parking, Asphalt
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Zoning	AG-1 ( Agriculture Conser

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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