

# \$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	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 114  
Zoning Agriculture-Conservation

### Listing Details

Listing Office Grassroots Realty Group Ltd.

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.