



**821004 Range Road 30 , Rural Fairview No. 136, M.D. of, Alberta -
\$549,900**



Main Photo

Property Description

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!

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