

**815077 Range Road 24**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2103453**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,640 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Gravel Driveway, Triple Garage Attached		
<b>Lot Size:</b>	23.48 Acres		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Open L		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	33-81-2-W6
<b>Exterior:</b>	Asphalt, Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR-2/A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, No Smoking Home, Storage		

**Inclusions:** N/A

**INCREDIBLE 23.48 ACRE PARCEL WITH PRIME HIGHWAY FRONTAGE!** This one of a kind piece of paradise is waiting for its new owners! The 2,640sq.ft bungalow comes equipped with 2 newer A/C units as well as 2 separate furnaces in the main portion & in-floor heat throughout the addition & garage (built 2011). The main level features 4 bedrooms & 3 bathrooms (main floor laundry), including the stunning 5-pc ensuite with stand-up shower & jetted tub. Spacious secondary living room transitions into the main living space w/ gas f/p, through to the kitchen w/ island & breakfast nook, along with the 12x16 fully enclosed sunroom patio with a 2nd gas f/p. Partial basement hosts another developed living area w/ a 3rd gas f/p & 2-pc bathroom. The property boasts a 36x38 double-insulated attached garage w/in-floor heat, a 40x60 (2010) fully finished shop w/ radiant heat, a 28x40 (1976) heated detached garage, an older 40x46 barn, a 24x48 metal-clad storage shed w/ lean-to bays, an RV pad with 220V hookups, a beautiful private dugout and SO MUCH MORE! Property is on Bluesky TOWN WATER and a pump-out septic system w/ alarm! Call your REALTOR&reg; of choice and book your tour today!