

\$575,000 - 814070 Range Road 50, Rural Fairview No. 136, M.D. of

MLS® #A2263477

\$575,000

4 Bedroom, 2.00 Bathroom, 1,382 sqft
Residential on 160.00 Acres

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

Calling All Hunters & Outdoor Enthusiasts!
Escape to your own private 160-acre retreat,
tucked away at the end of a quiet dead-end
road and bordering Crown Land. Enjoy
breathtaking views overlooking your own
coulee, with former mulched trails leading
down to the creek—a perfect setting for
exploring and wildlife watching. No
gravel—paved driveway all the way!

A beautiful maple-lined entrance welcomes
you to an immaculate 4-bedroom, 2-bathroom
home featuring a wraparound deck, partially
enclosed for year-round enjoyment. Inside,
you’ll find designer lighting, hardwood
floors, and warm neutral décor. The bright
white kitchen offers a breakfast bar, dining
nook, and stylish pendant lighting, while the
wood-burning fireplace with stone surround
sets a cozy tone in the living room.

The main bathroom radiates character with a
charming clawfoot tub. The fully developed
basement adds impressive living space with 2
bedrooms, a full bathroom, a large recreation
area with room to add another bath, a gas
fireplace, and a spacious storage/laundry
room.

For the hobbyist or outdoorsman, the heated
40x60 steel shop with mezzanine is the



ultimate “œman den.”• Need more storage? There’s also a 40x30 quonset for all your equipment and toys. Approximately 20 acres have been cleared, complete with a dugout, offering a balance of open and treed land.

Enjoy the reliability of municipal water and the serenity of country living, just steps from nature.

Contact the listing agent today for more details or to schedule your private tour of this exceptional property.

Built in 1979

Essential Information

MLS® #	A2263477
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,382
Acres	160.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	814070 Range Road 50
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	Driveway, Heated Garage, RV Access/Parking, RV Garage, Other
# of Garages	8

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Meadow, No Neighbours Behind, Private, Environmental Reserve, Paved, Rolling Slope, Sloped Down
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	2
Zoning	AG1

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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