

# **\$374,900 - 805022 Range Road 35, Rural Fairview No. 136, M.D. of**

---

MLS® #A2235388

**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,382 sqft  
Residential on 27.25 Acres

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

Charming 25-Acre Acreage on Green Island  
Road – Just 10 Minutes from Town!

Welcome to this beautifully maintained 25-acre property, ideally located just a short drive from town and situated on reliable Co-Op water. This exceptional acreage offers both functionality and lifestyle, with 5 dugouts dedicated to watering the lush, landscaped yard. Enjoy plenty of parking and a convenient drive-through driveway for ease of access.

Outbuildings include a detached 24x24 two-car garage, a massive 90x36 Quonset – perfect for storing equipment, RVs, or recreational toys – a chicken coop, and additional storage buildings.

The home features a spacious deck for outdoor entertaining, and a welcoming front entry with laundry room. Inside, you'll find a bright and airy eat-in kitchen with updated flooring, newer windows, and a brand-new roof, all opening to a generous living room filled with natural light. A cozy sunroom adds bonus living space year-round.

Downstairs, the fully finished basement includes a 3-piece bathroom and an expansive recreation room, finished with rustic barn board accents – perfect for gatherings, a



games room, or home theatre.

The property is surrounded by mature trees for privacy and shelter, with ample space for horses or hobby farming.

This is the perfect blend of country living with easy access to town amenitiesâ€”donâ€™t miss this incredible opportunity!

Built in 1969

**Essential Information**

MLS® #	A2235388
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,382
Acres	27.25
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	805022 Range Road 35
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	Double Garage Detached, Parking Pad
# of Garages	2

**Interior**

Interior Features	Laminate Counters, Vinyl Windows
-------------------	----------------------------------

Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	49
Zoning	AG-1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.