

\$285,000 - 82122 Range Road 55, Rural Fairview No. 136, M.D. of

MLS® #A2195982

\$285,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 13.34 Acres

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

Discover the ultimate equestrian retreat nestled amidst 13 acres of pristine countryside, just 20 minutes west of Fairview. This acreage presents an opportunity for horse enthusiasts and trainers alike, boasting a host of amenities tailored to the equine lifestyle. As you enter the property, you are greeted by the sight of lush pastures, maintained and fully fenced, providing ample space for grazing and leisurely rides. The eight horse corrals fit with four automatic live stock waterers are thoughtfully sectioned off, a 80' x 180' outdoor sand riding arena, and 60' sand round pen all offer a secure environment for your horses to thrive.

The residence on this property has the country charm of a cozy 3 bedroom, 2 bathroom mobile home. Adjacent to the home, a detached two-car garage provides convenient storage for vehicles and equipment, ensuring both functionality and convenience, as well as a 30'x30' wood-heated shop with a versatile dirt floor. Whether it's grooming, tack maintenance, or equipment repairs, this well-equipped space caters to every need. Nature enthusiasts will delight in the serene surroundings, characterized by a treed perimeter that offers privacy, enhancing the tranquil ambiance of the property. Conveniently located just a short drive from Fairview, this property offers the perfect blend



of rural serenity and modern convenience.
Whether you're a seasoned horse trainer
seeking the ideal setting for your operation or
nature lover in search of your dream retreat,
this property has a lovely lifestyle opportunity.
Reach out with any questions or to book a
showing! Horse shelters in photos DO NOT
STAY.

Built in 1991

Essential Information

| | |
|----------------|--------------------------------|
| MLS® # | A2195982 |
| Price | \$285,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,216 |
| Acres | 13.34 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Mobile |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 82122 Range Road 55 |
| Subdivision | NONE |
| City | Rural Fairview No. 136, M.D. of |
| County | Fairview No. 136, M.D. of |
| Province | Alberta |
| Postal Code | T0H 1L0 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 50 |
| Parking | Double Garage Detached, Driveway, Garage Door Opener, Drive Through, Garage Faces Front, RV Access/Parking, RV Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Separate Entrance, Sump Pump(s) |
| Appliances | Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Farm, Front Yard, Garden, Level, No Neighbours Behind, Pasture |
| Roof | Asphalt Shingle |
| Construction | Wood Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 52 |
| Zoning | AG-1 |

Listing Details

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