

\$949,000 - 805028 Range Road 10, Rural Fairview No. 136, M.D. of

MLS® #A2253043

\$949,000

2 Bedroom, 1.00 Bathroom, 1,320 sqft
Residential on 320.00 Acres

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

Welcome to an exceptional agricultural opportunity in the heart of northern Alberta's Peace Country. This 320-acre farm, made up of two full quarter sections, is ideally located a short drive from Fairview, a well-established farming community known for its fertile soils, diverse crop production, and strong rural roots. Currently utilized for high-yield hay production, this expansive property offers fertile, well-drained soils suitable for a variety of crops. Whether you're looking to continue with hay, rotate into grain, or diversify your operation, the land is versatile and ready for your vision. The farm includes a comfortable home with loads of potential—ready for a modern update or flip. The home features an open-concept kitchen and living area, creating a bright and welcoming space for family gatherings and everyday living. It includes two bedrooms, a full bathroom, and a master bedroom with a private ensuite. A spacious laundry area adds convenience, while the unfinished basement offers ample storage and loads of potential—whether you're looking to add more living space, create a workshop, or design the basement of your dreams. In addition to the home, the property features multiple outbuildings—ideal for equipment storage, workshop use, or livestock operations. These structures support a wide range of agricultural activities and are



positioned to make your day-to-day operations more efficient. Whether you're a seasoned producer looking to expand, a young farmer searching for your start, or an investor with an eye for agri-flipping potential, this property checks every box. The property offers unlimited co-operative water at only \$200 per year! Call your favorite realtor today to take a look! Home is sold AS IS.

Built in 1983

Essential Information

MLS® #	A2253043
Price	\$949,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,320
Acres	320.00
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	805028 Range Road 10
Subdivision	NONE
City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 0J0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, See Remarks
-------------------	--

Appliances	Dishwasher, Microwave, Oven, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Farm
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	September 2nd, 2025
Days on Market	14
Zoning	AG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.