

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

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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	54
Zoning	AG-1

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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