

# **\$1,195,000 - 43019 Township Rd 822, Rural Fairview No. 136, M.D. of**

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MLS® #A2242965

**\$1,195,000**

4 Bedroom, 3.00 Bathroom, 2,518 sqft  
Residential on 7.00 Acres

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

**PRIVATE GATED 7-ACRE RETREAT WITH  
LUXURY LOG HOME AND 60'x60' HEATED SHOP!**

Welcome to this extraordinary 7-acre gated and fully fenced estate, showcasing a stunning 2,518 sq ft custom log home built in 2009. This one-of-a-kind property is the perfect blend of rustic elegance and modern comfort, featuring 4 spacious bedrooms, 3 luxurious bathrooms, and a heated 26' x 28' attached garage.

Step into the open-concept main floor, where you'll find soaring ceilings, warm bamboo flooring, and a cozy wood-burning fireplace in the expansive living area. The chef's kitchen is a true highlight with stainless steel appliances, a massive island, and ample cabinetry—perfect for entertaining. Enjoy ultimate relaxation in the massive primary suite complete with access to the private deck, pool, and hot tub. The ensuite boasts a steam shower, jetted jacuzzi tub, and a private 2-person sauna.

Three additional bedrooms, a full bathroom with charming clawfoot tub, main floor laundry, and deck access from both the primary and living areas complete the main floor.



The fully finished basement features in-floor heating, a large craft room (easily converted back to a 5th bedroom), a gym area, a spacious theatre room, a third full bathroom, and a built-in sauna.

Extensive Upgrades Include:

- All exterior logs professionally refinished with premium log oil stain
- All surrounding decks refinished with high-quality products
- New 200,000 BTU boiler
- New high-velocity air exchanger
- New Boiler Mate hot water system
- Central A/C
- In-floor basement heat + forced air heating throughout

Backyard Oasis:

- Above-ground pool with gas heater
- Hot tub in enclosed gazebo
- 3 natural gas BBQ hookups
- Private powered entrance gate

Massive 60' x 60' Heated Shop:

- Fully finished with 11' x 48' mezzanine man cave
- In-floor heat with insulated floor
- Full-length radiant make-up heater
- Dual stainless steel sink, shower, RV sewer dump
- 50-amp interior & exterior RV plugs
- Multiple 20-amp plugs throughout
- 220V outlets for welder, air compressor, and pressure washer

This exceptional property offers peace, privacy, and high-end amenities rarely found together. Whether you're seeking a luxurious family retreat or a hobbyist's paradise, this property delivers it all.

Built in 2009

## Essential Information

MLS® #	A2242965
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,518
Acres	7.00
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	43019 Township Rd 822
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, Natural Gas Connected, Satellite Internet Available, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	20
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Gated, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Garage Faces Front, Gravel Driveway, RV Garage
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sauna, Steam Room
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Secluded
Roof	Metal
Construction	Brick, Wood Frame, Log
Foundation	Poured Concrete

## Additional Information

Date Listed	July 27th, 2025
Zoning	AG-1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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