

# **\$186,000 - Unit #32, 45037 801a Township, Rural Fairview No. 136, M.D. of**

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MLS® #A2187139

**\$186,000**

2 Bedroom, 2.00 Bathroom, 740 sqft  
Residential on 0.19 Acres

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

Dunvegan River Retreat | Escape the chaos. Live the calm. Welcome to Dunvegan—a rare opportunity to own in an exclusive riverside community designed for connection with nature, quality construction, and timeless memories. This 2-bed, 2-bath bungalow-style cottage sits on a titled lot in a bare land condo development that blends peace, privacy, and purpose. Rustic Comfort with Thoughtful Design: Built in 2016 and finished in earth-toned materials that harmonize with the land, this 740 sq ft bungalow offers a low-maintenance, high-comfort lifestyle. A wraparound covered deck and screened back porch invite you to sip coffee at sunrise and toast the sunset, with direct access to a private river lookout down your own trail. Inside, enjoy:

- Open-concept kitchen/living area with shelving, cabinetry, fridge, and hookups for stove/dishwasher
- Flexible living room with space for a pullout couch and entertainment
- Murphy bed guest room—ideal for dual-use as an office
- Primary bedroom with its own 2-piece ensuite
- 3-piece main bath and and clever utility room bunk nook for kids or extra guests
- Natural gas boiler with hot water baseboard heating for cozy year-round use

A Natural Sanctuary: Dunvegan Summer



Village is a 23-acre haven tucked into a mix of open meadows and virgin forest right on the banks of the Peace River. The riparian landscape attracts abundant birds, wildlife, wildflowers, berry bushes, and native grasses. The Hines Creek also flows through the community, into the Peace River, creating a scenic trail system for hiking, exploring, or quiet reflection.

The Peace River Valley creates a microclimate, sheltered from prairie windsâ€”making it a thriving environment for gardening, flora, and fauna. Itâ€™s a lifestyle that respects the land while enhancing it.

Community-Driven, Freehold Ownership

Each cottage is a freehold titled lot within a bare land condo, giving you ownership of your space while enjoying shared amenities like private roads, park areas, and community maintenanceâ€”managed and maintained by the Dunvegan Village Condo Association.

Location That Inspires:

1 km west of Dunvegan Provincial Park and the iconic suspension bridge over the Mighty Peace, you're surrounded by breathtaking 1,000 ft. deep river valley views, picnic spots, historical landmarks, and boat launch access.

Every year, thousands come to visitâ€”youâ€™ll call it home base. Drive

Times:

â€¢ 50 minutes from Grande Prairie

â€¢ 1 hr 10 min from Peace River

â€¢ 20 min from Fairview

Extras Youâ€™ll Appreciate:

â€¢ Fire pit + workshop/storage shed

â€¢ 4-car parking pad

â€¢ Trickle-feed water system + stackable laundry hookups

â€¢ Fire suppression system + gated entry for peace of mind

â€¢ Only \$314/year in condo fees (includes water)

Built in 2016

## Essential Information

MLS® #	A2187139
Price	\$186,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	740
Acres	0.19
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	Unit #32, 45037 801a Township
Subdivision	NONE
City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

## Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Satellite Internet Available
Parking Spaces	4
Parking	Parking Pad, Gated

## Interior

Interior Features	See Remarks
Appliances	Refrigerator
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
Fireplaces	None
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Creek/River/Stream/Pond
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 12th, 2025
Days on Market	126
Zoning	Residential
HOA Fees	314
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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