



GRASSROOTS
REALTY GROUP

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#26, 142041 TR 200
Rural Newell, County of, Alberta

MLS # A2213666



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split, Acreage with Residence		
Size:	1,873 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.50 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Pasture, Seasonal Water, U		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential = Acreage
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Wood Windows		

Inclusions: fridge, stove, dishwasher, microwave, washer and dryer, existing window coverings, electric garage door opener and remote, sump pump, irrigation pump

Discover Your Forever Home! Sanctuary Estates (#26 142041 TWP RD 200) Don't miss this incredible opportunity to claim your slice of paradise on 4.5 acres! This spacious 5-bedroom home is just a 15-minute drive from the City of Brooks, AB, offering the perfect blend of convenience and tranquility. There's plenty of room for kids and horses to roam freely! Imagine soaking in stunning views from your generously sized deck, crafted with maintenance-free composite decking. With a hassle-free sprinkler system installed for the yard, keeping your landscaping vibrant has never been easier. Plus the home is hooked up to regional water for convenience! The kids will love the tree house and the gardener, the greenhouse, and the garden area. The horses will have ample pasture to roam. Step inside to a warm and welcoming entrance, there's truly space for the whole family! A cozy TV room/den and a bathroom add to the main level's charm. A few stairs up, and you'll find an inviting country kitchen, dining area, and living room, complete with a lovely corner fireplace. Upstairs, three spacious bedrooms and two large bathrooms, while the fourth level boasts two additional bedrooms and a convenient laundry area. There's even a fifth level just waiting for your personal touch! Upgrades include new laminate flooring in the living room, dining room, and stairs, new light fixtures and pot LED lights, freshly painted kitchen cabinets, new deck boards on the back deck, new microwave and dishwasher, and new siding on the south side of the house. Embrace the peace and serenity of country living, your forever home is calling! Don't wait, schedule your tour today!