



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**165037 HWY 875**  
**Rural Newell, County of, Alberta**

**MLS # A2220059**



**\$530,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	3.06 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Private, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Sheds, Pool

3.06 acres on (Rolling Hills) HWY 875. This property features all you need to start your life in the country - A large dugout, fences for the horses, home, shop, and double detached garage! If it's time to get moving to an acreage, this could be the one for you! With 6 bedrooms and 3 bathrooms, this home could easily house a larger family or give you room to grow! A lovely white kitchen and laminate flooring gives you a fresh start and a clean slate in your new home. Outside - the magic!! Lovely lawn areas for your green thumb and areas for kids to play all day. The double detached garage has most recently been used as the ultimate "hangout spot", but underneath the covered double doors, are functioning overhead doors in great condition and ready for parking! The shop... every mans dream! It is 40x40, heated, with a mezzanine and abundant shelving. This property must be seen to see it all!