



**GRASSROOTS**  
REALTY GROUP

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201076 Range Road 142  
Rural Newell, County of, Alberta

MLS # A2242781



**\$1,940,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,973 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad, Triple Garage Detached		
Lot Size:	6.94 Acres		
Lot Feat:	Garden, Gentle Sloping, Landscaped, Lawn, Private, Treed		

Heating:	Fireplace(s), Forced Air	Water:	Co-operative, Well
Floors:	Carpet, Tile	Sewer:	Septic Field
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	10-20-14-W4
Exterior:	Brick, Vinyl Siding	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Wet Bar		

Inclusions: None

Acreage luxury in Newell County. This pristine acreage offers nearly 7 acres of beautifully maintained land and exceptional living space inside and out. The main floor features a spacious primary suite filled with natural light, complete with a 4-piece ensuite and a generous walk-in closet. A second bedroom includes a built-in Murphy bed, perfect for guests or flexible use, the main floor also has a large office ideal for working from home. The main level contains a second 4-piece bathroom, and the double attached garage includes a convenient 2-piece bathroom. The chef's kitchen boasts high-end finishes and modern design. The well appointed dining area opens to a large deck that overlooks the peaceful backyard—perfect for entertaining or enjoying the serenity of the property. Downstairs, the fully finished walk-out basement includes a second full kitchen, three additional bedrooms, including one with its own 4-piece ensuite, and another full bathroom. Step out onto the covered patio and take in the expansive views of the acreage. Outbuildings include a large heated shop with a bathroom and hoist, ideal for projects or hobbies, and a detached triple car garage offering even more space for vehicles and storage. This acreage also features a revenue-generating gas well, providing the owner with ongoing passive income. This is an exceptional opportunity to own a turnkey rural property with room to grow, work, and enjoy the outdoors—just minutes from Duchess and Brooks.