



GRASSROOTS
REALTY GROUP

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219 181043 HWY 550 Drive
Rural Newell, County of, Alberta

MLS # A2247896



\$309,900

Division:	Aimoto		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,560 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	5.22 Acres		
Lot Feat:	Few Trees, Front Yard, Gentle Sloping, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RA
Foundation:	Other	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Window Coverings

AFFORDABLE ACREAGE - Have you been travelling all of the backroads looking for Alberta's best value acreage on a budget? Conveniently located 10 minutes from Bassano on pavement. This property is perfectly liveable as is, but if you have vision & skills you will take the "after" photos & benefit from all of that sweat equity. 5.22 acre parcel is gently sloping with open views to the South & no neighbours to the back. The house is a unique layout with covered deck on 2 sides creating lots of storage & multi season workspaces. Cheery eat-in kitchen is roomy enough for your large family table. Massive living / dining room has vaulted ceilings & access to South facing sunroom. The house is currently 2 bedrooms with a good sized, unheated office space (not represented in square footage) with a window that could be a 3rd bedroom. King size primary bedroom is spacious with a large nook that would make a wonderful reading or fitness room with country views. Handy 2 pc ensuite bath. Second bdrm would accommodate bunk beds or king size furniture suite & has passthrough to main 4 pc bath. The 20 x 24 garage needs work but could be very serviceable & a great place to putter. Household water is supplied by a good well and Newell Regional Water lines are nearby should you wish to tie in. Aimoto Subdivision has a community irrigation program which can be opted into. Established landscape trees, sheds, lots of parking for your toys...what more could you want? This property is a great starter acreage with space for horses, chickens & a large garden. Check out the virtual tour to see if this is the end of your search!