



**Blue Sign 114 145006 Cassils Rd Subdivision
Rural Newell, County of, Alberta**

MLS # A2272962



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,512 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	3.60 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot, See Rema		

Heating:	Floor Furnace, Forced Air	Water:	Cistern
Floors:	Laminate, Other	Sewer:	Septic Tank
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	Full	LLD:	6-19-14-W4
Exterior:	See Remarks	Zoning:	Residential Acreage
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, 'NEW' Microwave Hooded Fan, 'NEW' Dishwasher, Central Air-Conditioner, All Irrigation Hoses/Lines, Wheelchair Lift 'AS IS' (Disclosure: There is no key)

ACREAGE LIVING MEETS URBAN CONVIENIENCE. Tucked away on 3.6 acres of gorgeous treed land, this cozy bi-level home gives you the best of country living just steps from the city. The main floor features a bright updated kitchen, newer modern wood-grain flooring, and updated bathrooms—all designed for comfortable, and everyday living. With two bedrooms and a welcoming layout, the home feels peaceful and practical. An area suitable for a future primary ensuite bathroom! A fully framed, basement, ready for your personal touch and design. The property shines outdoors too: a detached double garage (32' x 28'), plus a single heated garage with workshop space (24' x 44'), provide room for vehicles, projects, and storage. Whether you're looking to garden, explore, or simply enjoy the shade of your own mature trees, this acreage offers space to breathe while staying close to everything you need. Call today, and discover for yourself.