



57 142070 TR 191
Rural Newell, County of, Alberta

MLS # A2297045



\$379,900

Division:	Johnson Acres		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.57 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Seasonal Water		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	10-19-14-W4
Exterior:	Vinyl Siding	Zoning:	Acreage Residential
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Bookcases, Built-in Features, French Door, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: 2 TV Wall Mounts w/ TVs, Media room equipment, 2 app controlled security cameras, irrigation hoses, garage and shed contents, Starlink wifi equipment, vacuum, carpet shampooer, office desk

Welcome to peaceful acreage living just minutes north of Brooks in the Johnson Estates 1 Subdivision. This well maintained home sits on 0.57 acres of owned land and offers a unique, functional layout perfect for families or those needing flexible space. Inside, you'll find 3 spacious bedrooms, 2 full bathrooms and a versatile, equipped media room that could easily serve as a 4th bedroom, home office or hobby space. The open concept heart of the home features a bright kitchen offering ample cupboard and counter space along with a convenient island, while the living room features newer carpet for a fresh, cozy feel. Outside, the property truly shines with a double detached, heated garage, three storage sheds, RV parking and a fenced dog kennel. Enjoy evenings around the fire pit or relax on the maintenance free deck. Bonus features include regional water plus seasonal irrigation - perfect for keeping your yard looking its best. If you're looking for space, value and a property that has been thoughtfully updated with many bonus inclusions and is move in ready, this one checks all the boxes you didn't know you had.