



463 180083
Rural Newell, County of, Alberta

MLS # A2298468



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,656 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	6.31 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	Cistern
Floors:	Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Country Res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover the perfect blend of rural tranquility and modern convenience on this stunning 6.3-acre homestead. As you turn onto the property, a long, picturesque driveway lined with mature hedges welcomes you, setting the stage for the privacy and serenity that awaits. At the end of this scenic approach sits a well appointed two-story home, perfectly positioned among the trees to offer a true sense of escape. This inviting residence features four spacious bedrooms, providing ample room for family and guests. The thoughtful layout includes the convenience of main-floor laundry, ensuring everyday tasks are a breeze. Attached is a heated garage, offering comfort and protection for your vehicles year-round. Step outside onto the charming covered front porch—the ultimate spot to relax, unwind, and sip a cool glass of iced tea while soaking in those warm Southern Alberta days. For the hobbyist, entrepreneur, or anyone in need of exceptional workspace, the property boasts a remarkable 40' x 60' heated shop, newly built in 2019. This versatile space is ready to accommodate your projects, equipment, or storage needs. The land itself is a homesteader's dream, fully fenced with durable sheep fencing to keep your animals secure. The 6.3 acres are beautifully treed, creating a lush, private environment. Maintaining this verdant landscape is effortless, thanks to above-ground irrigation lines servicing all the trees. Water reliability is a standout feature here, with City of Brooks water supplied directly into the cistern for household use, as well as an irrigation turnout on the property specifically for watering animals and keeping the grass vibrant and green. Whether you are looking to start a hobby farm, seeking a peaceful country retreat, or simply desiring a spacious property with exceptional amenities, this acreage offers an unparalleled lifestyle opportunity. Embrace the

beauty, space, and potential of this remarkable Southern Alberta homestead. All of this just 2 miles from the Trans Canada Highway.