



160057 TWP 154
Rural Newell, County of, Alberta

MLS # A2103807



\$711,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,640 sq.ft.	Age:	1904 (120 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	22.72 Acres		
Lot Feat:	Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Hardwood, Linoleum, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-15-16-W4
Exterior:	Wood Siding	Zoning:	Farm
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, Tankless Hot Water, Vinyl Windows		

Inclusions: Fridge, stove, B/I dishwasher, hood fan, washer, dryer, window coverings, heater in guest house/garage

Looking for that historic charm and modern comfort? Look no further! Embrace the timeless classic of this farmhouse from the authentic original hardwood floors and Douglas fir accents to the updated windows and electrical. Experience the warmth of a true farmhouse kitchen with an abundance of white cabinets from Adora, a spacious kitchen island, and rustic butcher block counters. The cozy nook at the end of the kitchen can be the perfect place to enjoy a quiet cup of coffee, a good book or visits with others while preparing a meal. 6 years ago, the back deck was added on to take in the views of country living. Savour meals in a rare gem – a dedicated dining room, offering a touch of classic elegance often missed in modern homes. From the dining room you'll step into the heart of the home, an inviting living room that seamlessly connects to a dedicated office space, creating a harmonious blend of work and relaxation. From the living room you can access the front porch for those calming sunrises. The main floor also hosts a 3 pc washroom off the kitchen and next to the mudroom which provides a practical entrance space designed to keep the home organized and welcome guests. Escape to the upper floor which features 3 quaint bedrooms with nice sized closets for your storage needs. Enjoy the modern expansion of this home with a basement added just 10 years ago, with contemporary vinyl plank flooring and large windows for natural light. The expansive family and games areas provide ample space for entertainment and relaxation. You'll find the laundry area there among ample storage, the tankless water heater and high efficient furnace. And for extra convenience, there's a 3pc bathroom, complete with charming black and white octagon tile flooring, eagerly awaiting the finishing touch of a steam shower – all materials included. Find comfort

knowing the electrical, plumbing, windows, roof, fixtures and more, have all been replaced/redone and updated. Adding to the versatility of this property, an 18'x20' garage has been thoughtfully converted into additional living space with heat but could easily be converted back for its original purpose. Designed for a life in the country, this property comes complete with a barn for animals, a quonset for machinery, (both equipped with electricity and option for gas) a fenced area for your furry friends and a guarded raised garden area for fresh veggies. Conveniently, there is an option to have water brought to the house as it sits at the road or continue with the cistern and septic system. For the yard, there are secondary water rights with pressurized lines with taps placed about to water the garden, lawn and animal friends. This 22.7 acre peaceful parcel of land leads down to the Bow River for an amazing picturesque view you'll no doubt enjoy.