



200052 Hwy 873 Highway  
Rural Newell, County of, Alberta

MLS # A2118963



**\$698,800**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow  |               |                   |
| <b>Size:</b>     | 1,787 sq.ft.  | <b>Age:</b>   | 1975 (49 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Heated C   |               |                   |
| <b>Lot Size:</b> | 3.59 Acres  |               |                   |
| <b>Lot Feat:</b> | Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gazebo, Lawn, No Neighbour |               |                   |

|                    |                                  |                   |                           |
|--------------------|----------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | See Remarks               |
| <b>Floors:</b>     | Ceramic Tile, Laminate, Linoleum | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Other                            | <b>Zoning:</b>    | CR                        |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Kitchen Island                   |                   |                           |

**Inclusions:** List provided

They broke the mold on this one! This incredibly adventurous acreage takes you back in time and brings out everyone's free spirit! Offering a Hillside Heritage Barn (30x63), Shop (40x80), Detached triple Garage, enclosed Gazebo with wood stove, Hen house, sheds, Dog Run and a spacious Bungalow home. Details of outbuildings in "outbuildings remarks". Dozens of healthy unique trees, a variety of established fruit trees, underground sprinklers covering the entire 3.6 acres, a charming creek, a private secluded concrete patio area, and a paved driveway. An attached garage and recreational room, with independent heat, central air conditioning, 2 piece bathroom and a indoor BBQ! This 1000 sq ft area offers a plethora of space to host the parties of all parties. Potentially a billiard room, guest house, pool house?! Perhaps an event venue? The Barn is perfect for that and the parking is endless! Additional features include 3 RV parking plugs, Regional Water in place, EID irrigation water, Septic tank and field system, Solar panels, grain bin for feed, raised flower/garden beds, tree swing, and lets not forget the stunning evening view! Just a few Km's north of Brooks, you won't miss it with the signature Horse and Carriage statue in the valley! It took years of planning and creativity, but this acreage is definitely one of a kind. Call your Real Estate Professional to arrange a tour!