



19, 190014 12 Street W
Rural Newell, County of, Alberta

MLS # A2121186



\$599,500

Division:	West Land Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,417 sq.ft.	Age:	1993 (31 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.51 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Seasonal Water, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern, See Remarks
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-RUR
Foundation:	Wood	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Central A/C, Central Vac (No Attachments), Window Coverings, Play Structure, Shed, EGDO & Remote

CONGRATULATIONS... YOU'VE FOUND THE ACREAGE THAT HAS IT ALL!!! This awesome property is located in the highly sought "Westland Acres"... quite literally just steps away from the City limits of Brooks. Westland Acres boasts the benefits of country life with the conveniences of living in town. This one-of-a-kind home is exquisite in style and design, featuring recent upgrades that will leave you impressed! Enjoy a sleek white on black exterior with crisp, neutral finishes inside! This vast, immaculate 6 bedroom, 3 bathroom property features over 2700 total square feet of awesome features. Vaulted ceilings frame this stunning bungalow and natural light highlights the dream kitchen with stainless steel appliances, gorgeous white countertops, cabinetry, luxury vinyl plank flooring and updated lighting. The dreamy primary suite features ample room for your furniture, an XL ensuite and double closets!! Outside, .51 acres is a canvas for you to explore. Fully fenced, rest easy knowing that your children and pets can play safely, still giving you all of the room you need for RV/trailer's and potential future developments in the front. The heated garage and shed provide ample room for parking & storage. Extra, extra!!! Central A/C, Newell Regional Water (at the property line), just a quick drive to town and so much more. You really have to see this incredible home to believe it! Please see REALTOR® website for more information.