



96, 190014 12 Street W
Rural Newell, County of, Alberta

MLS # A2125897



\$529,000

Division:	West Land Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,401 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Gravel Driveway, Heated Garage, Off Str		
Lot Size:	0.51 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers, Rectangular Lot		

Heating:	Forced Air	Water:	Cistern, Other, See Remarks
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: Washer, Dryer, 2 sheds

Go West, the sun shines a little brighter! This fantastic property in Westland acres has all the attributes you have been looking for! Sprawling .51 acre lot, completely fenced, extremely well cared for landscaping, peaceful acreage subdivision, and just off of City Limits. Upon entry you will be welcomed with a double sided fireplace in the living room and a welcoming layout. The well designed kitchen offers a large peninsula style counter top, convenient pantry, timeless white cabinets, granite sink, modern gas stove and a great view of the back yard! The main level also offers the Primary bedroom with ensuite and walk in closet, 2 additional bedrooms, 4 piece main bathroom, handy Mudroom with access to the "Ideal" heated garage! On to the lower level, a family/ rec room that has space for all the entertainment toys! As well, a large storage area, a 4th bedroom and 3 piece bathroom. For your convenience there is a Central Vacuum system, Central Air conditioning, Underground sprinklers, brand new shingles, "Best of the Best" Shed with metal roof and endless parking for Motorized Toys, boats, RV's. Be sure to check out the Virtual Tour offered to see all this home offers. Call your Real Estate Professional to book a showing!