



171080 HWY 875
Rural Newell, County of, Alberta

MLS # A2126612



\$520,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,008 sq.ft.	Age:	1919 (105 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	13.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Low Maintenance Landscape, Many Trees, Pasture		

Heating:	Forced Air	Water:	Drinking Water, Dugout, Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	7-17-13-W4
Exterior:	Stucco	Zoning:	AR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: 2016 John Deere zero turn ride on mower, children's play centre, irrigation equipment with Honda motor (2023)

Have a look at this 13 acre parcel with a home, shop, pasture and more. This property is located on the Rolling Hills hi-way just a short 20 minute drive to Brooks. The home is full of character with the original interior doors, hardware and trim, not to mention the the brick facing chimney that adds a statement to this country kitchen. The newer cupboards and counters provide for all of you meal prep and storage needs and are host to unique corner sink with a view of the beautiful backyard. in addition to the dine in kitchen there is a generous living room that could also allow space for a formal dining area. The spacious primary bedroom, a second bedroom, laundry room, a 4 piece bath and mudroom/entrance complete the upper level of the home. Downstairs is partially developed with 2 bedrooms, a large storage room , a cold storage room, utilities and the regional water holding tank. Check out the amazing, well maintained yard with a pergola, patio with cooking/fire pit, 3 gardens, apple trees, Saskatoon bushes, underground sprinklers, a play centre and so much more. The out buildings include the 30 x 40 shop with radiant heat, 220 power, 16 foot walls with 2 - 12 foot wide doors, with one being 14 feet high. Connected to the shop is a 20 x 40 lean too shelter. additional out buildings include the 20 x 20 heated garage, a 16 x 12 shed, a 40 x 20 3 sided storage shed, garden shed , barn structures a pump house and corrals. The 8 acre of pasture produces 16 bales on first cut and has wheel move irrigation. Notable improvements to the property include stucco with a lifetime guaranteed paint, a metal roof, composite deck, all new windows and doors, updated flooring and so much more. This is a must see parcel with so many extras. call for a private viewing today and GET MOVING IN THE RIGHT DIRECTION!