



115, 181057 Highway 873  
Rural Newell, County of, Alberta

MLS # A2134144



**\$899,000**

<b>Division:</b>	Mortensen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,731 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	6.28 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard,		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	9-18-14-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Res-RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

**RARE ACREAGE OPPORTUNITY!** Welcome to this exceptional property located in the sought-after Mortensen Subdivision, just a short (6km) drive from Brooks! This rare opportunity offers a serene and private lifestyle amidst nature and convenience. Situated on 6 acres of land, this property is a nature lover's paradise. Enjoy leisurely walks along the canal or fishing in the trout pond just down the way! The tree-lined surroundings provide ample privacy, allowing you to immerse yourself in the tranquility of the outdoors. Featuring a circular driveway, underground sprinkler system, a small barn with two stalls, a tack room, and a hay loft. Additionally, there is a 50 x 40' heated shop with two overhead doors, an attached kennel, and a dog run, ideal for those looking for a great hobby acreage! Presenting a magnificent two-story home encompassing nearly 5,000 Sq.Ft. of living space! This spacious home boasts six bedrooms and four bathrooms, featuring a recently renovated main floor. The main level offers an inviting open concept design, showcasing a chef's dream kitchen equipped with stainless steel appliances, granite countertops, gas stove, a sizable island, and a formal dining room. Enjoy the outdoor living with a deck off the kitchen showcasing breathtaking views of the expansive yard, providing privacy and serenity. The living room features a charming wood-burning fireplace and picturesque views of the barn. A bonus room, once an indoor pool area, offers versatile usage possibilities. The professionally covered pool area can be transformed back, with hot tub hookups and plumbing available for a bathroom. Additionally, the main floor includes convenient laundry facilities and a half bathroom. Up the spiral staircase, you'll find four bedrooms, including a spacious primary suite with a walk-in closet, laundry chute, and a four-piece ensuite. Another five-piece main

bathroom services the upper level. The basement adds to the allure of this property, offering a secondary living room, two sizable bedrooms, a bathroom, and ample storage options. This property is the perfect setting for a growing family seeking a blend of county living and city convenience. With spacious grounds ideal for kids, pets and a couple farm animals! Experience breathtaking sunrises and sunsets from the comfort of this remarkable home!