



202082 Hwy 873
Rural Newell, County of, Alberta

MLS # A2137661



\$589,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,817 sq.ft.	Age:	1912 (112 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	9.61 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Few Trees, Lawn, Garden, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	Cistern, See Remarks
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	17-20-14-W4
Exterior:	Wood Frame	Zoning:	Agricultural - General
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Central Vacuum, Double Vanity, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, existing window coverings, murphy bed, central a/c, existing irrigation equipment, sump pump, central vac and existing attachments, EDGO and remotes, water trough, cattle feeding bin, video security equipment, water filtration system (reverse osmosis), 500 gallon water trailer

Serene Acreage Living Awaits! Discover the epitome of rural charm and modern convenience with this 9.61-acre hobby farm property, perfect for those seeking a balanced lifestyle close to nature while staying connected to urban amenities. The main residence is a 1.5-storey country house style home featuring over 1800 sq ft of cozy atmosphere living space. The farm style kitchen with oak cabinetry and a spacious dining area, a welcoming living room with custom oak built-ins, additionally on the main floor are two bedrooms — (one with a convenient Murphy bed.) The 1.5 bathrooms on the main floor ensure comfort and functionality. Upstairs, a large loft-style primary bedroom awaits, complete with a walk-through closet and ensuite bathroom with dual sinks. Cross-fenced with available corrals, outbuildings and shelters, bring your livestock! Horses, cattle, goats, and chickens (leave the lions, tigers and bears, oh my though) —the country life you have dreamed of is possible with this practical laid out acreage. (First water rights registered on 9 acres) Embrace a self-sustaining lifestyle, or enjoy the tranquility of rural living (you can do both too!) - just a 10-minute drive from Brooks and a quick 3-minute drive from Duchess. Enjoy the best of both worlds—peaceful country living with easy access to town amenities. The garden is planted! Multiuse Outbuildings include: A versatile 2012 — heated 2-storey building with a covered balcony overlooking the property and metal-clad siding is perfect for creative endeavors, remote work, or additional living space. (Currently used as an Art Studio but is a potential secondary suite - would need water/sewer) Heated Shop (2008): Measuring 30' x 60', this shop features metal-clad siding, drywall interior, and three overhead doors, ideal for various projects and storage. Garage: 14' x 22' garage offers

additional storage. Red Barn (18' x 28'): Equipped with stalls and a tack area. Older Character Barn (1912): Adds historical charm to the property. Metal Storage Quonset (2016): Spacious 20' x 31' structure for more storage needs. Greenhouse (7' x 14'), Chicken Coop (10' x 10'), and Tire Shed \$3000 annual well revenue. Key updates in last several years include a furnace, hot water tank, central air conditioner, central vac, sump pump, water pump, and reverse osmosis system, most installed approx2010/2011. Updated Vinyl windows. Newell Regional Water and stock pond with irrigation equipment. Come take a look and find your slice of paradise on this hobby farm/acreage.