



190025 Range Road 141
Rural Newell, County of, Alberta

MLS # A2138294



\$429,900

Division:	Sagebrush Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,144 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.21 Acres		
Lot Feat:	Landscaped, Seasonal Water, Pasture		

Heating:	Forced Air	Water:	Drinking Water, Private
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank, Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-19-14-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Jetted Tub		

Inclusions: outdoor kitchen, fire pit, fire table, electric fireplace/bar, china cabinet, ride on mower, security system equipment,

Country living only a short drive from the city of Brooks. This 3.21 acre parcel is all set for you to keep the pony that lives there and add a few critters of your own. The home is accessed from the attached garage or through the main entrance at the front porch and opens up to a good sized entrance with a larger closet. Up to the main level you enter the bright, main living area that is open to the spacious kitchen and dining room that boast newer, modern stainless cabinets that contrast with the original white cabinets, There is plenty of room for an island, a pantry and a door leading to the covered screened in deck that is complete and plumbed with an outdoor kitchen. This is a great extension of the main house and has a second tier with a fire table to keep you warm on those chilly evenings. The main floor has 2 bedrooms including one with a 4 piece en-suite and the main 4 piece bath. Downstairs is an over sized family room with a built-in dry bar, a large bedroom with a 4 piece en-suite, a 2 piece bath. laundry room. storage and a crawl space for additional storage needs. Improvements to the home include new shingles within 2 years, some fresh neutral paint, newer stove, newer dishwasher, newer washer and dryer with pedestals and a new blower and circuit board in the furnace. Outside there are 3 sheds all with power and, there is also power to the pony's coral for a water heater during the cold months of the year. There is a fire pit at ground level just down from the decks 2nd tier. The yard has sprinkler turnouts for irrigating along with sprinklers along the fence line at the coral. This private acreage tucked in behind Sagebrush Estates has so much to offer. Call for a private viewing today and GET MOVING IN THE RIGHT DIRECTION!