



133004 535 Highway
Rural Newell, County of, Alberta

MLS # A2140066



\$430,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,380 sq.ft.	Age:	1982 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	5.16 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-17-13-W4
Exterior:	Aluminum Siding , Brick	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	See Remarks		

Inclusions: Refrigerator (ice maker "as is"), stove, dishwasher, microwave hood fan, freezer, irrigation pump, hoses, risers, sump pump, pressure tanks (2), wood stove, all outbuildings: sheds, horse shelter, kids play centre

Nestled privately behind a row of mature trees, you'll find this delightful home situated on 5.16 acres just beaming with potential. If you're looking for space this home has it, providing 1380sqft on the main floor plus a mostly developed basement, there's an abundance of room for families to enjoy. Once inside you'll appreciate the comfortable living room with a south facing bow window allowing the natural light to shine in. Nearby a tidy well maintained kitchen provides ample countertop and cabinet space. A good size dining area accommodates your dining furniture and hosts a corner pantry for additional storage. Conveniently placed off the kitchen is the side entry and main floor laundry with wash sink for those stubborn stains and dirty hands after working in the yard. Down the hall are 3 generously sized bedrooms and a beautifully renovated 4pce bathroom adding a touch of luxury to this quaint country home. Downstairs you'll enjoy a large family room with wood burning stove, 2 more bedrooms, 3pce bathroom and 2 bonus areas that would make a great kitchen & dining area for a future suite. The exterior of the home has insulated aluminum siding for added comfort and attractive brick front that adds to the appeal of the home. Outside you'll also find three pastures, ideal for the hobby farmer, or those with a few horses. Several older outbuildings provide ample storage and potential for various projects, enhancing the versatility of the property. Water resources are abundant and practical, with regional water supply ensuring reliable access for the home, while EID water services the dugout and irrigation needs. This setup is perfect for maintaining the lush greenery of the property and supporting agricultural endeavors you might envision. Located a quick 20-minute drive from Brooks, AB, and only 10 minutes from Tilley,

AB, this acreage offers the best of both worlds. Enjoy the peace and privacy of country living without sacrificing the convenience of nearby towns. Paved highways provide easy access, making your commute to town a breeze. Embrace the benefits of country life, where wide-open spaces, fresh air, and stunning natural landscapes become your daily backdrop. This property is not just a home; it's a lifestyle that promises tranquility, freedom, and endless possibilities. Don't miss the chance to make this lifestyle a reality.