



182048 RGE RD 163
Rural Newell, County of, Alberta

MLS # A2142245



\$759,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,064 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	9.90 Acres		
Lot Feat:	Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Many Trees		

Heating:	Forced Air	Water:	Cistern, Drinking Water, Dugout, Public
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Rural Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Pristine and Peacefully Situated! A delightful acreage with all of the attributes you could desire in a property. The 1 and 1/2 storey home was built in 1992 with a beautiful addition constructed in 2010. The supplementary space accents the home with a stunning primary bedroom including a 4 piece ensuite, gas fireplace and walk in closet. The ensuite is tastefully enhanced with a Clawfoot Tub, walk in Shower, heated tile floor, custom vanity with quartz countertop, plush carpet and the most spectacular view from the oversized window. The main level offers 2 bedrooms, one with a 3 piece ensuite, generous living room, laundry and a 4 piece main bathroom. The kitchen has premium oak cabinetry, quartz countertops, 4 seating island, gas stove, pantry and a convenient desk/sitting table off to the side. A few steps into the screened deck will stop you in your tracks. With a Gas BBQ line, smoker ready chimney and a stone protective wall! Breathtaking views from every window puts this acreage on the top of the list! The lower level has a favorable family room with a Gas Fireplace, privacy garden doors, 2 additional graciously sized bedrooms, work out space and a huge storage area! This optimal home also offers, Central Air Conditioning, Central Vacuum, metal roof (2022), plus an accommodating Foyer for all your outdoor gear! The attached garage is heated with plenty of space your freezer, vehicle and workbench. The Regional water system is active and creatively manipulated with a indoor cistern (300 gallons) and a 2400 gallon cistern for additional water storage. If pasture and corrals are what you have been looking for, here is 9.9 acres of ideal set up. A large dug out/pond, 3 critter heated water troughs, 2 sets of corrals with steel gates and panels included. The 42x48 shop has a concrete floor, 12' overhead door, 220 outlet and 2 man doors! Impressive! Be sure to

check out the Virtual tour offered! What you see is what you get....no details have been missed! Remember, "In the country, you breathe freedom and harvest life's simplest joys".