



**GRASSROOTS**  
REALTY GROUP

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**172010 R R 140**  
**Rural Newell, County of, Alberta**

**MLS # A2180656**



**\$670,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,977 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	3.62 Acres		
<b>Lot Feat:</b>	Irregular Lot, Private, Subdivided		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	13-17-14-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Country residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** fixtures

This beautifully renovated 1,976 sqft. country home, original owner, built in 1988, seamlessly blends rustic charm with modern updates. Over the past five years, thoughtful renovations have enhanced both style and functionality. The exterior boasts new triple-pane windows, doors, and siding (2020), improving insulation and curb appeal. Inside, durable vinyl plank flooring flows throughout, complemented by elegant quartz kitchen countertops (2021). Outdoor living is a delight with composite wood decks and updated railings (2021/2022). Comfort is ensured year-round with full air conditioning, while 6-inch walls and additional exterior insulation provide energy efficiency. Essential upgrades include a new water pressure pump (2020) and fully updated septic system (2020). A spacious 40' x 80' heated, insulated shop with bathroom, featuring a concrete floor, overhead door, new siding and roof (2020), offers ample space for work or storing Semi trucks. However, electrical updates are recommended. Inside, the upper level includes three bedrooms and a full bathroom. The partially finished basement adds two more bedrooms, a bathroom with a jacuzzi tub, basic kitchen setup with a gas stove and plumbing. Large living room, cold room and storage. A laundry room is equipped for a gas dryer hookup for added convenience. Water is supplied via a 5,000-gallon cistern with water delivery, Newell regional water in place but is not connected to the cistern. Outdoor electric controls can be accessed from inside the kitchen and primary bedroom for added ease. Available for possession on June 1, 2025, this beautifully landscaped property is surrounded by mature trees, shrubs, and vibrant gardens, creating a serene oasis. Offering the perfect mix of modern amenities and country charm, this home is an ideal retreat for those seeking peaceful living with

all the comforts of today. 16 minute drive to Brooks.