



GRASSROOTS
REALTY GROUP

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17, 151025 HWY 542
Rural Newell, County of, Alberta

MLS # A2193961



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,546 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Heated Garage, Single Garage Detached		
Lot Size:	3.09 Acres		
Lot Feat:	Back Yard, Private		

Heating:	Boiler, Natural Gas	Water:	Cistern, Public
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Other	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Business Rural
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, MicroHood, Blinds, Washer/Dryer, Living Room TV & Wall Mount

One of a kind property! Situated on 3.09 acres off of Highway 542 (Cassils Road), and a stones throw west of Brooks, this acreage boasts many advantages! With tons of room to run, play AND work, this is the place you've been waiting for to live out your country dreams AND have the opportunity to build your business with BUSINESS RURAL zoning! Tons of yard space for equipment and a nice fenced yard for your family as well! This parcel features a 2 storey home, 40x60 heated shop and a detached garage. The 4 bedroom, 3.5 bathroom, 2546 sq ft house feels like home!! Currently being used as storage, the attached heated garage could easily be converted back to its intended purpose. This property is clean, move in ready and ready for new beginnings! *Home is on Newell Regional Water Pipeline.