



GRASSROOTS
REALTY GROUP

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141034 TR 190
Rural Newell, County of, Alberta

MLS # A2203449



\$924,500

Division:	One Tree		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,969 sq.ft.	Age:	1911 (114 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	21.75 Acres		
Lot Feat:	Farm, Landscaped, Many Trees, Pasture, Private, Seasonal Water, See Rem		

Heating:	Boiler, Other	Water:	Drinking Water, Other, Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	2-19-14-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AGEN
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: carpets, drapes, Back porch 2 storage wardrobes, Back porch decorative table, back porch wicker furniture

IT'S A GEM - Located in the heart of Badlands Tourism District giving easy access to Dinosaur Provincial Park, Lake Newell, Rolling Hills Reservoir, The Historical Aqueduct site, The Brooks Museum and other outdoor attractions within the County of Newell. This provincially significant landmark is privately owned and has been lovingly cared for by the same family since 1945; the estate home was designed by the CPR in the Arts and Crafts style and built in 1911 for the 4th Duke of Sutherland. This home is nearly 4,000 sq ft of charm and character with all the modern conveniences and set in a mature park like setting. The Duke of Sutherland Bungalow is a warm and inviting home to raise a family in, entertain or develop into a boutique business with sufficient acreage for additional development. Charter defining elements include a spacious rectangular floor plan consisting of main entry hall, sunroom, kitchen, the great room, dining room, laundry/crafts room, bathroom and bedroom on the main floor; five bedrooms and a bathroom on the second floor; and a half basement and crawl space. The interior detailing includes some original light fixtures, skylight above the main staircase, round (ox-eye) bathroom window, woodwork, wood flooring on the main floor with substantial living and dining room fireplaces. Two staircases connect the floors. A full length covered veranda fronts the south facing two story bungalow providing a warm and welcoming invitation to all who enter. Identified as a provincially significant asset, this property is eligible for grant funding up to 50% for qualifying restoration and maintenance projects. The property is located on a 21.875 acre parcel, on paved roads 2 kilometres NE of the city. Domestic water service is provided by a regional water line and first water rights for irrigation are secured. AGEN zoning allows for various uses including a second

residence, agriculture, large agricultural building, Bed and Breakfast, Campground and more. Book a private tour of this Heritage Home and GET MOVING IN THE RIGHT DIRECTION!