



**GRASSROOTS**  
REALTY GROUP

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**172066 RR 140A**  
**Rural Newell, County of, Alberta**

**MLS # A2204900**



**\$499,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Single Garage Detached		
<b>Lot Size:</b>	1.86 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Level, Pasture, Private, Rectangular Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, See Remarks
<b>Floors:</b>	Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	13-17-14-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Crown Molding, Open Floorplan, Storage		

**Inclusions:** N/A

Here's the 'little house on the prairie' you've been waiting for, BUT WAIT! With 5 bedrooms, 2 bathrooms and over 2500 square feet of living space, this home isn't little at all! This is the acreage you've been waiting for! This private, beautiful, updated property is on 1.86 acres and has everything you need to begin the life that you've been longing for! Gardens, pasture, tree house, trees and views for miles, this is the epitome of country living. A lovely home is set back from the RR 140A, approximately 15 minutes south of Brooks. Upon entering, a beautiful surprise - absolutely beautifully styled with no detail left out! An extra large family room has space for all, with the spacious primary bedroom and crisp, clean ensuite tucked away to the side. Up a few stairs to the main living area, the most gorgeous kitchen, with the sweetest breakfast nook. There is a large dining room to the side and a character den with original hardwood flooring too. A space that anyone would love to do laundry in leads out to the beautiful deck & treehouse and the main bathroom completes this floor. Upstairs are 2 storybook bedrooms beneath sloped ceilings and downstairs in the basement are 2 more. The basement also features a small living area, huge storage room, crawl space and a separate entry. There is so much to see here... Let's get you moving to the country! \*Regional water is in place and connected to home.