



GRASSROOTS
REALTY GROUP

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185001 RR160
Rural Newell, County of, Alberta

MLS # A2205519



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,552 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	6.50 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, Pasture, Seasonal Water, Yard Lights		

Heating:	Forced Air	Water:	See Remarks
Floors:	Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	30-18-15-W4
Exterior:	Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Located only a short 15 minute drive west of Brooks, this is the perfect family home on 6.5 acres. Notable improvements to the home are a new metal roof, all new windows and doors, new vinyl flooring, newer furnace, updated main bath, new dishwasher, new gas line for the new gas range and fresh paint. The generous square footage of the home is evident in the size of the bedrooms and other spaces in the home. The main floor has a wrap around design allowing a cohesive flow throughout. The massive kitchen has an abundance of cupboards and counter tops, has a large eat in dining space and overlooks the cozy sunk in living room with a stone gas fireplace. The kitchen also has a built in desk with additional counters and cupboards as well as a corner pantry to support all of your storage needs. The oversized dining room is right off the kitchen and is filled with warm natural light through the north facing picture window. The main living room allows access through the garden doors to the deck that overlooks the private back yard. There primary bedroom has a 3 piece en-suite and double closets. There are 2 more large bedrooms and the main 4 piece bath on the main floor. Downstairs has a n inviting family room boasting a wood burning stove surrounded by newer tile to help shed heat and compliment the space. There are 2 more over sized bedrooms downstairs, one with a walk-in closet, a 3 piece bath and the great laundry/storage room. This room is host to storage shelves, the regional water tanks and provides access to the double, heated garage. The beautiful mature, private yard will give you endless hours of fun in the sun or a place to to retreat at the end of a busy day. The property also has fenced pastures so you'll be able to raise some country critters. Call for a private tour of the amazing acreage today and GET MOVING IN THE RIGHT DIRECTION!

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