



**GRASSROOTS**  
REALTY GROUP

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9 151025 Hwy 542  
Rural Newell, County of, Alberta

MLS # A2212293



**\$399,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,440 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Double Garage Detached		
Lot Size:	2.52 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public, See Remarks
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential - Acreage
Foundation:	Perimeter Wall, Other	Utilities:	-
Features:	Natural Woodwork, See Remarks		

**Inclusions:** fridge, stove, washer/dryer, existing window coverings, irrigation pump hoses and sprinklers, 53' C-can, hot tub (AS IS) the pump for the hot tub needs seals, air conditioner (AS IS) in c-can

A Perfect Place to bring the family together to enjoy a wholesome lifestyle. Welcome to your ideal family acreage near Brooks, Alberta! This spacious 2.52-acre property is just a short 5-minute drive to the outskirts of the City of Brooks on a paved highway. This inviting home boasts 1,440 sq. ft. of comfortable living space, featuring three spacious bedrooms and two bathrooms. The country kitchen is functional with ample cabinets and counter space, the living room is a generous size, perfect for huge family gatherings. You'll love the covered deck (60' x 12'), the perfect place to unwind and enjoy the raised flower beds and pasture, a hot-tub room is available, enjoy the convenience of an attached carport (30' x 24') big enough to park an RV. For the horse lovers and mechanics, the property includes a 40 x 40 ft. infloor-heated shop and forced air furnace, it has a 10' door perfect for taller vehicles, ample shelving and storage in the mezzanine, perfect for all your projects. There is also a horse shelter (16' x 8"), a pump house (12' x 12'), there is regional water supply of (300 gallons/day) the cistern holds 12000 gallons for the house, and a rural water agreement with the EID for your yard, ensuring all your needs are met. Enjoy the benefits of underground sprinklers with 8 zones, a beautifully landscaped yard with raised flower beds, fruit trees, and a rail fence outlining the pasture area. This property offers the perfect blend of country charm and modern amenities—ideal for families, equestrians, and hobbyists. Don't miss out on this incredible opportunity!