



**Cactus Court
Rural Newell, County of, Alberta**

MLS # A2296566



\$249,000

Division:	Johnson Acres		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.59 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	See Remarks
Floors:	Vinyl	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: Lawn Mower

Affordable country living on your own land! This 1,200+ sq. ft. mobile home is situated on over 0.5 acres in a quiet rural setting in Newell County, just on the outskirts of Brooks. Enjoy the peace and privacy of having no neighbours behind you—just open countryside views. The home is connected to county water, which fills a cistern and is pumped into the house for everyday use. While the property could use some TLC, it offers incredible potential to create your own private oasis outside the urban environment. The yard features multiple sheds and a small heated shop, providing great space for storage, hobbies, or projects. This is an excellent opportunity for affordable land ownership with the freedom to make it your own.