



**463 180083**  
**Rural Newell, County of, Alberta**

**MLS # A2298468**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	6.31 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Country Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Imagine waking up early and having your morning coffee on the covered east facing porch to watch the sunrise and listen to the birds singing before you start your day..... Discover the perfect blend of rural tranquility and modern convenience on this stunning 6.3-acre homestead. As you turn onto the property, a long, picturesque driveway lined with mature hedges welcomes you, setting the stage for the privacy and serenity that awaits. At the end of this scenic approach sits a well appointed two-story home, perfectly positioned among the trees to offer a true sense of escape. This inviting residence features four spacious bedrooms, providing enough room for family and guests. The thoughtful layout includes the convenience of main-floor laundry, ensuring everyday tasks are a breeze. Attached is a heated garage, offering comfort and protection for your vehicles year-round. Step outside onto the charming covered front porch—the ultimate spot to relax, unwind, and sip a cool glass of iced tea while soaking in those warm Southern Alberta days. For the hobbyist, entrepreneur, or anyone in need of exceptional workspace, the property boasts a remarkable 40' x 60' heated shop, newly built in 2019. This versatile space is ready to accommodate your projects, equipment, or storage needs. The land itself is a homesteader's dream, fully fenced with durable sheep fencing to keep your animals secure. The 6.3 acres are beautifully treed, creating a lush, private environment. Maintaining this verdant landscape is effortless, thanks to above-ground irrigation lines servicing all the trees. Water reliability is a standout feature here, with City of Brooks water supplied directly into the cistern for household use, complemented by a dedicated irrigation turnout on the property specifically for watering animals and keeping the grass vibrant and green. Whether you are looking to

start a hobby farm, seeking a peaceful country retreat, or simply desiring a spacious property with exceptional amenities, this acreage offers an unparalleled lifestyle opportunity. Embrace the beauty, space, and potential of this remarkable Southern Alberta homestead.