



17, 151025 HWY 542
Rural Newell, County of, Alberta

MLS # A2323635



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,550 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	3.10 Acres		
Lot Feat:	Landscaped, Sloped, Treed		

Heating: Boiler, Hot Water, Natural Gas

Water: See Remarks

Floors: Laminate, Vinyl

Sewer: Septic Field

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: 35-18-15-W4

Exterior: Metal Siding , Mixed, Vinyl Siding

Zoning: Rural Residential Busines

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan

Inclusions: NA

RARE & DESIRABLE BUSINESS RESIDENTIAL ACREAGE Just 5 minutes to city limits, a special & unique property awaits your vision; large custom home with 4 bdrms & potential for more, a 3 bay shop, detached garage & attached double garage. Stately 2 storey home was built to last with many premium features & timeless appeal; hot water heating, spanning living room & formal dining, main floor family room, 3.5 baths & main floor laundry. Kitchen & breakfast nook overlook mostly fenced yard, sheltered by a mature lilac hedge. Traditional finish, solid wood cabinets have a timeless look & provide lots of storage & workspace. Cozy main floor family room with wood burning fireplace will be the gathering place. This home has so many practical details; laundry & 2 pc bath at the back door & lots of seasonal storage. 2nd storey hosts 3 very generous bedrooms; no one will mind sharing. Primary bdrm lends itself well to so many ideas; reading area or meditation corner, private fitness space, a corner for the baby's crib. Huge walk-in closet & 3 pc shower bath. Main bath has newer subway tile tub surround & mosaic tile backsplash & countertop. Basement is developed with 4th bdrm, 4 PC bath & a recreation room large enough for your home theatre, games room & more. Attached, double garage has been converted to office & heated storage but is easily restored back to garage with intact overhead doors. Business Residential zoning affords you the opportunity to operate your business from home with more affordable taxes than you would find on a commercial property. The property is divided into a private yard area, storage yard, shop access & parking. There is plenty of space for RV or equipment parking, fencing off pasture, a garden, chicken coops & more critters. Utility corridor to the West provides more distance & privacy between the neighbouring property.

Regional water is used for household water & EID irrigation water is available at property line. Brand new asphalt shingles, eavestroughs (2026) & some siding. New boiler for hot water heating & ultra-quiet tankless water pump in 2022. You have driven by this unassuming acreage many times; it deserves a proper, in person look. You might be the one to realize its full potential & benefit from the elbow grease & equity build. Good bones, a winning house floorplan, a shop & storage for as many vehicles & toys as you can collect, at a price seldom seen on properties this close to Brooks. You will finally have a place for everything and everything in its proper place. Take the virtual tour & book your private showing. Check the County of Newell Land Use Bylaw for further detail on compliant uses.