



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

142081 Range Road 135
Rural Newell, County of, Alberta

MLS # A2335781



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,462 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	5.26 Acres		
Lot Feat:	Front Yard, Greenbelt, Lawn, Level, Many Trees, Private		

Heating:	Forced Air	Water:	Cistern, Dugout, Public
Floors:	Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Rural AG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Escape to the peace and quiet of country living with this beautifully maintained 5.26-acre acreage nestled between Rolling Hills and Hays, Alberta. Offering the perfect blend of comfort, functionality, and rural lifestyle, this property is ready for your family, your livestock, and your homesteading dreams. The well-maintained 4-bedroom home has seen numerous updates over the years and offers plenty of space for everyday family living. A thoughtful floor plan includes two laundry rooms—one on each level—making household chores that much easier. The spacious breezeway connecting the home to the garage creates an oversized mudroom and entry, providing plenty of room for family and guests to come and go without feeling crowded, especially during those chilly Alberta winters. The massive attached garage (912 sq/ft) is a standout feature. Newer in construction, it is insulated with spray foam for year-round comfort and energy efficiency, and even includes its own bathroom—ideal for projects, entertaining, or cleaning up after a day outdoors. Step outside and you'll discover a mature, well-treed yard that offers privacy, shade, and a peaceful setting to enjoy the outdoors. Whether you're relaxing with a book beneath the trees or hosting family gatherings, the yard is a true retreat. For those looking to embrace the rural lifestyle, the property is already set up with steel-fenced corrals and two livestock waterers, making it an excellent fit for horses, cattle, hobby farming, or anyone looking to raise their own livestock. Bonus- you never have to haul water, Brooks city water is plumbed right into the cistern. In addition to the domestic water for the house, you have irrigation water for the yard and watering animals. You can fill the dugout in the fall and have water for your critters all winter long. If you've been searching for a move-in-ready acreage that combines

a comfortable family home with the infrastructure needed for country living, this property is one you won't want to miss. Experience the space, serenity, and freedom that only acreage living can offer, add that to the abundance of water and you have yourself an oasis.