



GRASSROOTS
REALTY GROUP

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141034 Township Road 190
Rural Newell, County of, Alberta

MLS # A2341587



\$824,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,417 sq.ft.	Age:	1911 (115 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Ga		
Lot Size:	21.75 Acres		
Lot Feat:	Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Pasture,		

Heating:	Boiler, Natural Gas, Radiant	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	Holding Tank, Septic Field
Roof:	Cedar Shake, Shingle	Condo Fee:	-
Basement:	Partial	LLD:	2-19-14-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AGEN
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Chandelier, No Smoking Home, Pantry, Primary Downstairs, Skylight(s), Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wood Windows		

Inclusions: Appliances (Dishwasher, Refrgerator, Range/Oven, Microwave, Freezer, Washer/Dryer) all area rugs, 2 wardrobes in sun room, wicker chairs & console table in sun room, McClary antique gas stove in kitchen, all window coverings, irrigation pumps and pressure tanks in the pump house

Welcome to an exceptionally well-preserved and thoughtfully updated historic residence, set on 21.75 acres of prime land in the County of Newell, just outside Brooks, Alberta. Known formally as The Duke of Sutherland Residence, this rare two-storey Craftsman-style home offers timeless character, superior craftsmanship, and over 3,600 sq ft of refined living space. This grand yet welcoming home features 5 bedrooms, 2.5 bathrooms, formal living and dining rooms, a generous kitchen, large bedrooms, two staircases, 'and'; ceilings on the main floor, and a spacious sunroom/back entry, family room, and large laundry/utility room. 3 of the 5 bedrooms include walk-in closets, while original details such as solid wood doors, trim and moldings, and two original brick fireplaces showcase the home's enduring quality. Lovingly restored, renovated, and maintained over the past 26 years, the current owner has been dedicated to preserving the home's historic integrity while incorporating thoughtful, sustainable modern updates. Original features that remain proudly intact include fir hardwood floors, two clawfoot soaker tubs, a striking round ox-eye bathroom window, and a fully restored deep, covered, south facing, full-length veranda—perfect for enjoying the peaceful surroundings. With outstanding curb appeal, the home sits both stately and serene, offering picturesque views of the yard and gardens from each of the 32 double-hung wood windows, which flood the home with natural light. The property is serviced by municipal water, supplemented by a 900-gallon basement water tank to ensure uninterrupted supply. Irrigation lines are already in place to service the pasture, yard, and gardens via EID Water Agreement. The home is efficiently heated via radiant boiler heat. Recent upgrades include: 2 new electrical panels (2026), updated

wiring, renovated bathrooms, new Pella windows in the sun room and living room (west wall), new exterior painting & new cedar shingles. Approximately 6 acres encompass the home and established gardens, while the remaining 15.75 acres are well-suited for pasture, crops, cattle, or horses. Registered as a Provincial Historic Site since 2000, the property qualifies for applicable heritage restoration grants. While some of the exterior design and select historic interior elements must be preserved, approved interior updates and modernizations are permitted, including projects such as a kitchen renovation, subject to consultation with the Alberta Community Development advisor. This is a rare opportunity to own a truly remarkable home and a meaningful piece of Southern Alberta history. Book your private showing today! *** For the Property 'Historic Details' & list of 'Property Features & Upgrades' contact the Listing Agent.