



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 190014 12 Street W
Rural Newell, County of, Alberta

MLS # A2342100



\$340,000

Division:	West Land Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,084 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Seasonal Water		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Vinyl	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	6-19-14-W4
Exterior:	Vinyl Siding	Zoning:	R-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions:	N/A
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Located in the quiet, family-friendly community of Westland Acres, this property offers space, privacy, and plenty of potential. Set on a generous 0.34-acre lot, the yard is surrounded by mature trees that create a peaceful, private outdoor area. While the home and grounds could benefit from some TLC, the fundamentals are already in place. The main floor features an open-concept living area, three bedrooms, a four-piece bathroom, and a convenient laundry space. The lower level adds even more room to grow, with an oversized family/recreation area complete with a dry bar, plus a large additional bedroom, utility room, and ample storage. Recent updates include a metal roof and vinyl siding completed in 2024, offering long-term durability and reduced maintenance. The property also provides EID irrigation water access with an annual fee—an excellent perk for anyone who enjoys gardening or maintaining a lush yard. A 24x24 detached double garage sits on the property as well (shingles will need replacement). The deck and front door will also require attention, giving the next owner a chance to customize these spaces to their own style. This is a great opportunity to invest in a solid home on a beautiful lot in a quiet, welcoming community—perfect for someone looking to add value and make it their own.