



**GRASSROOTS**  
REALTY GROUP

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**185001 RR160**  
**Rural Newell, County of, Alberta**

**MLS # A2342306**



**\$630,000**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                   |               |                   |
| <b>Size:</b>     | 1,552 sq.ft.                                                       | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 5                                                                  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                             |               |                   |
| <b>Lot Size:</b> | 6.50 Acres                                                         |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Many Trees, Pasture, Seasonal Water, Yard Lights |               |                   |

|                    |                                                             |                   |                           |
|--------------------|-------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air                                                  | <b>Water:</b>     | See Remarks               |
| <b>Floors:</b>     | Linoleum, Vinyl                                             | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Metal                                                       | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                        | <b>LLD:</b>       | 30-18-15-W4               |
| <b>Exterior:</b>   | Wood Siding                                                 | <b>Zoning:</b>    | CR                        |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | French Door, Open Floorplan, Pantry, Storage, Vinyl Windows |                   |                           |

**Inclusions:** None

Located only a short 15 minute drive west of Brooks, this is the perfect family home on 6.5 acres. Notable improvements to the home are a new metal roof, all new windows and doors, new vinyl flooring, newer furnace, updated main bath, new dishwasher, new gas line for the new gas range, fresh paint., new pot lights in the dining room, upgraded insulation to R-50 and a new large deck with aluminum rails. The generous square footage of the home is evident in the size of the bedrooms and other spaces in the home. The main floor has a wrap around design allowing a cohesive flow throughout. The massive kitchen has an abundance of cupboards and countertops, has a large eat in dining space and overlooks the cozy sunk in living room with a stone gas fireplace. The kitchen also has a built in desk/coffee bar with additional counters and cupboards as well as a corner pantry to support all of your storage needs. The oversized dining room is right off the kitchen and is filled with warm natural light through the north facing picture window. The main living room allows access through the garden doors to the deck that overlooks the private back yard. The primary bedroom has a 3 piece en-suite and double closets. There are 2 more large bedrooms and the main 4 piece bath on the main floor. Downstairs has a n inviting family room boasting a wood burning stove surrounded by newer tile to help shed heat and compliment the space. There are 2 more over sized bedrooms downstairs, one with a walk-in closet, a 3 piece bath and the great laundry/storage room. This room is host to storage shelves, the regional water tanks and provides access to the newly renovated double garage with new drywall and lights and has a natural gas line for a heater. The beautiful mature, private yard will give you endless hours of fun in the sun or a place to to retreat at the end of a busy day. The property also has a

lovely garden and fenced pastures so you'll be able to raise some country critters. Call for a private tour of this amazing acreage today and GET MOVING IN THE RIGHT DIRECTION!