



GRASSROOTS
REALTY GROUP

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175029 RR 142 Road
Rural Newell, County of, Alberta

MLS # A2347071



\$485,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,152 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	5.77 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Many Trees		

Heating:	Forced Air, Propane	Water:	Cistern, Drinking Water, See Remarks
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Block, Wood	Utilities:	-
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: fridge, stove, washer, dryer, all shelters included and steel feeder, sheep and goat fencing, irrigation pump and pipes, and new fence at the back of the property.

Experience the perfect blend of country living and convenience with this exceptional 5.77-acre property located less than 10 minutes south of Brooks. Designed for those seeking a small farm, hobby acreage, or equestrian lifestyle, this property offers the space, functionality, and freedom of rural living while remaining close to town and everyday amenities. Beautiful three-rail fencing surrounds the well-planned pastures and pens, creating an efficient layout that flows seamlessly between grazing areas, loading zones, the barn, and the sand riding arena. Whether you have horses, livestock, or simply appreciate having room to roam, this property is ready to support your rural lifestyle. The outdoor living space is equally impressive, providing the perfect setting to relax, entertain, and take in the peaceful prairie views. Enjoy your morning coffee, host family gatherings, or unwind after a day spent outdoors while surrounded by the beauty and tranquility of acreage living. The move-in-ready 1994 Winalta home has been thoughtfully updated with newer shingles, durable Hardie Plank siding, modern vinyl plank flooring, and a beautifully renovated kitchen. Pride of ownership is evident throughout, making this a property you can enjoy from day one. Adding to the property's appeal are several valuable outbuildings, including a 24' x 24' metal-clad barn, a 32' x 24' shop, and a horse shelter—providing ample space for animals, equipment, storage, and projects. Ideally situated just minutes from Lake Newell Provincial Park and only a short drive to Brooks, this property offers the best of both worlds: the peace and privacy of acreage living with the convenience of nearby shopping, schools, recreation, and services. If you've been searching for a property that truly embraces the small farm lifestyle without sacrificing accessibility, this is one you won't want to

miss.