



GRASSROOTS
REALTY GROUP

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53 Sagerbrush Estates
Rural Newell, County of, Alberta

MLS # A2348780



\$550,000

Division:	Sagebrush Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,101 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.21 Acres		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome to peaceful country living in Sagebrush Estates, just minutes outside Brooks! Situated on over 3 acres at the end of a quiet cul-de-sac, this well-maintained 1,100 sq. ft. home offers the perfect blend of privacy, space, and modern comfort. The main floor features an inviting open-concept layout that seamlessly connects the kitchen and living room, creating an ideal space for entertaining. Upstairs, you'll find the spacious primary bedroom complete with its own private ensuite. In total, the home boasts 3 bedrooms and 3.5 bathrooms, including a second bedroom with an ensuite perfect for guests or family! The fully finished basement expands your living area with a huge recreation room, ideal for a home theater, gym, or play area. Complete with a double attached garage and over 3 acres of outdoor land to enjoy, this acreage offers room to breathe inside and out. Don't miss this fantastic property—schedule your viewing today!