

# \$499,500 - 172066 Rr 140a, Rural Newell, County of

MLS® #A2204900

## \$499,500

5 Bedroom, 2.00 Bathroom, 1,756 sqft  
Residential on 1.86 Acres

NONE, Rural Newell, County of, Alberta

Here's the 'little house on the prairie' you've been waiting for, BUT WAIT! With 5 bedrooms, 2 bathrooms and over 2500 square feet of living space, this home isn't little at all! This is the acreage you've been waiting for! This private, beautiful, updated property is on 1.86 acres and has everything you need to begin the life that you've been longing for! Gardens, pasture, tree house, trees and views for miles, this is the epitome of country living. A lovely home is set back from the RR 140A, approximately 15 minutes south of Brooks. Upon entering, a beautiful surprise - absolutely beautifully styled with no detail left out! An extra large family room has space for all, with the spacious primary bedroom and crisp, clean ensuite tucked away to the side. Up a few stairs to the main living area, the most gorgeous kitchen, with the sweetest breakfast nook. There is a large dining room to the side and a character den with original hardwood flooring too. A space that anyone would love to do laundry in leads out to the beautiful deck & treehouse and the main bathroom completes this floor. Upstairs are 2 storybook bedrooms beneath sloped ceilings and downstairs in the basement are 2 more. The basement also features a small living area, huge storage room, crawl space and a separate entry. There is so much to see here... Let's get you moving to the country! \*Regional water is in place and connected to home.



## Essential Information

MLS® #	A2204900
Price	\$499,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,756
Acres	1.86
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	172066 Rr 140a
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T0J3K0

## Amenities

Parking	Gravel Driveway, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Chandelier, Crown Molding, Open Floorplan, Storage
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Garden, Private Yard, Storage, Kennel
Lot Description	Dog Run Fenced In, Landscaped, Level, Private, Rectangular Lot, Pasture, Seasonal Water, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	23
Zoning	AG

**Listing Details**

Listing Office	Real Estate Centre
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