

\$599,900 - 185001 Rr160, Rural Newell, County of

MLS® #A2205519

\$599,900

5 Bedroom, 3.00 Bathroom, 1,552 sqft
Residential on 6.50 Acres

NONE, Rural Newell, County of, Alberta

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 and fresh paint. 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 counter tops, 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 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. There 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 double, heated garage. The beautiful mature, private yard will give you endless hours of fun in the sun or a place to retreat at the end of a busy day. The property also has fenced pastures so you'll be able to raise some country critters. Call for a private tour of the amazing acreage today and GET MOVING IN THE RIGHT DIRECTION!

Built in 1980

Essential Information

| | |
|----------------|-----------------------------|
| MLS® # | A2205519 |
| Price | \$599,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,552 |
| Acres | 6.50 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bur |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 185001 Rr160 |
| Subdivision | NONE |
| City | Rural Newell, County of |
| County | Newell, County of |
| Province | Alberta |
| Postal Code | T1R 1C5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior



| | |
|-------------------|---------------------------------------------------------------|
| Interior Features | French Door, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances | Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Landscaped, Lawn, Many Trees, Pasture, Seasonal Water, Yard Lights |
| Roof | Metal |
| Construction | Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 8 |
| Zoning | CR |

Listing Details

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|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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