

# \$414,500 - 9 151025 Hwy 542, Rural Newell, County of

MLS® #A2212293

## \$414,500

3 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential on 2.52 Acres

NONE, Rural Newell, County of, Alberta

A Perfect Place to bring the family together to enjoy a wholesome lifestyle. Welcome to your ideal family acreage near Brooks, Alberta!

This spacious 2.52-acre property is just a short 5-minute drive to the outskirts of the City of Brooks on a paved highway.

This inviting home boasts 1,440 sq. ft. of comfortable living space, featuring three spacious bedrooms and two bathrooms. The country kitchen is functional with ample cabinets and counter space, the living room is a generous size, perfect for huge family gatherings. You'll love the covered deck (60' x 12'), the perfect place to unwind and enjoy the raised flower beds and pasture, a hot-tub room is available, enjoy the convenience of an attached carport (30' x 24') big enough to park an RV.

For the horse lovers and mechanics, the property includes a 40 x 40 ft. infloor-heated shop and forced air furnace, it has a 10' door perfect for taller vehicles, ample shelving and storage in the mezzanine, perfect for all your projects. There is also a horse shelter (16' x 8"), a pump house (12' x 12'), there is regional water supply of (300 gallons/day) the cistern holds 12000 gallons for the house, and a rural water agreement with the EID for your yard, ensuring all your needs are met. Enjoy the benefits of underground sprinklers with 8 zones, a beautifully landscaped yard with raised flower beds, fruit trees, and a rail fence



outlining the pasture area.

This property offers the perfect blend of country charm and modern amenitiesâ€”ideal for families, equestrians, and hobbyists. Donâ€™t miss out on this incredible opportunity!

Built in 1979

### Essential Information

MLS® #	A2212293
Price	\$414,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	2.52
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	9 151025 Hwy 542
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 1C7

### Amenities

Parking	Double Garage Detached, Attached Carport
# of Garages	4

### Interior

Interior Features	Natural Woodwork, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Fruit Trees/Shrub(s)
Roof	Metal
Construction	Wood Frame
Foundation	Other, Perimeter Wall

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	7
Zoning	Residential - Acreage

### **Listing Details**

Listing Office	MaxWell Capital Realty - Brooks
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.