

# \$695,000 - 17, 151025 Hwy 542, Rural Newell, County of

MLS® #A2193961

**\$695,000**

4 Bedroom, 4.00 Bathroom, 2,546 sqft

Residential on 3.09 Acres

NONE, Rural Newell, County of, Alberta

One of a kind property! Situated on 3.09 acres off of Highway 542 (Cassils Road), and a stones throw west of Brooks, this acreage boasts many advantages! With tons of room to run, play AND work, this is the place you've been waiting for to live out your country dreams AND have the opportunity to build your business with BUSINESS RURAL zoning! Tons of yard space for equipment and a nice fenced yard for your family as well! This parcel features a 2 storey home, 40x60 heated shop and a detached garage. The 4 bedroom, 3.5 bathroom, 2546 sq ft house feels like home!! Currently being used as storage, the attached heated garage could easily be converted back to its intended purpose. This property is clean, move in ready and ready for new beginnings! \*Home is on Newell Regional Water Pipeline.

Built in 1985

## Essential Information

MLS® #	A2193961
Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,546
Acres	3.09
Year Built	1985



Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	17, 151025 Hwy 542
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 1B5

### Amenities

Parking	Heated Garage, Single Garage Detached, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private
Roof	Other
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 25th, 2025
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Days on Market	53
Zoning	Business Rural

## **Listing Details**

Listing Office	Real Estate Centre
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