

# \$825,000 - 195001 Hwy 873, Rural Newell, County of

MLS® #A2205919

## \$825,000

6 Bedroom, 6.00 Bathroom, 3,769 sqft  
Residential on 9.53 Acres

NONE, Rural Newell, County of, Alberta

Home â€œsuiteâ€• home on 9.53 acres! This majestic countryside property has it all!! With a little TLC, this massive 2-story home will sparkle and shine again. There are so many incredible features here, itâ€™s hard to know where to begin! The main house spans 3 levels with over 5,200 square feet of finished living spaceâ€! WOW! As you enter the grand foyer, the stunning walnut hardwood floors and the impressive staircase immediately catch your eye, setting the tone for the elegance that lies within. The 2-storey great room invites you to unwind, while the true chef's kitchen, equipped with high-end appliances and exquisite granite countertops, flows effortlessly onto a large private deckâ€”perfect for summer entertaining and enjoying the serene surroundings. Completing the functional main floor are a beautifully appointed office, a convenient 2-piece bathroom, a walk-through pantry, and a spacious laundry room. Venture down to the vast basement, where natural light pours in through large windows, highlighting the high ceilings. Here, youâ€™ll find a cozy library that beckons you to curl up with a good book, alongside a welcoming family room complete with a wet barâ€”ideal for hosting gatherings. This level also boasts two generously sized bedrooms, a stylish 4-piece bathroom and a utility room. Ascend to the second story, and prepare to be pleased! The primary suite is fit for a queen, featuring expansive windows that frame breathtaking countryside views and ample space for your



bedroom furniture. The luxurious 5-piece ensuite boasts a large soaking tub, a separate shower and double sinks. In addition, the walk-in closet that is nothing short of spectacular. But wait! The second storey also features a full legal suite connected by the upper floor laundry room, situated above the enormous triple-car garage, and also accessible from the back door on the main floor. This suite is a true gem, showcasing vaulted ceilings, a full kitchen, a primary suite with a walk-in closet and ensuite, a convenient 2-piece bath, and those stunning views that make this property truly special. And let's not forget about your furry friends! This property is a paradise for all creatures great and small, boasting a gorgeous, heated barn complete with stalls, seamlessly connected to a dedicated workshop. This is not just a home; it's a lifestyle waiting for you to embrace. Don't miss out on the opportunity to make this magnificent property your own!

Built in 2007

### Essential Information

MLS® #	A2205919
Price	\$825,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,769
Acres	9.53
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 and Half Storey
Status	Active

### Community Information

Address 195001 Hwy 873  
Subdivision NONE  
City Rural Newell, County of  
County Newell, County of  
Province Alberta  
Postal Code T0J0Z0

### **Amenities**

Parking Triple Garage Attached  
# of Garages 1

### **Interior**

Interior Features Bookcases, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Sump Pump(s)  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Gas Cooktop, Refrigerator, Oven-Built-In, Double Oven, Warming Drawer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas, Stone, Dining Room, Double Sided  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Dog Run  
Lot Description Many Trees, Dog Run Fenced In, Pasture, Pie Shaped Lot, Seasonal Water  
Roof Asphalt  
Construction ICFs (Insulated Concrete Forms), Vinyl Siding  
Foundation ICF Block, See Remarks

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 7  
Zoning A-GEN

### **Listing Details**

Listing Office Century 21 Foothills Real Estate

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