

# \$685,000 - 172010 Rr 140, Rural Newell, County of

MLS® #A2242341

**\$685,000**

5 Bedroom, 2.00 Bathroom, 1,987 sqft  
Residential on 3.62 Acres

NONE, Rural Newell, County of, Alberta

3.62 acres with beautiful home, large shop and exceptional gardens! This secluded countryside property has it all!! There are so many incredible features here, it's hard to know where to begin! The sprawling home features just shy of 2000 square feet of finished living space on the main floor! WOW! Built in 1988, this bungalow has received impressive upgrades. Vinyl plank floors throughout, stainless steel appliances, granite countertops, new windows and fresh, neutral paint and trim. A large, open living and kitchen space allows room for any size of family and leaves plenty of room for guests to feel right at home. Just off of the dining room is the most incredible family room for ultimate relaxation. Surrounded by large windows, enjoy the peaceful prairie views while you cuddle up for movie night. With 3 large bedrooms upstairs, including the primary with walk-in closet, you can keep the little ones close by (or send the teenagers downstairs to bedrooms 4 & 5). Rounding off the main floor tour is an XL laundry room as well as the main bathroom. The basement (with an additional 1976 sq ft) is partially finished and features a huge open area that would make a great rec/family room. Down the hall is a large storage room, 2 bedrooms, utility room and full bathroom featuring the ultimate "Hot Tub Time Machine". Aside from the valuable interior updates, the outside of this home has also received new siding, doors, layered composite decks, railings and a metal roof.



This house assures great efficiency with 6â€• walls, central air conditioning and triple pane windows. The yard boasts years and years of thoughtful gardening, with the most beautiful perennials weaving throughout towering trees, smaller fruit bearing varieties and shrubs. A 40x80 heated shop adorns the northern side of the acreage and features a large overhead door, concrete floor, 2 office spaces and a bathroom. The shop has its own water delivery from the dugout as well as a septic tank and field. Nestled in the heart of Southern Alberta, this home is close to Tilley and Rolling Hills, a mile west of HWY 875 and 15 minutes from Brooks. Itâ€™s time to get moving to the country! \*Newell Regional Water in place just outside of cistern and ready to be connected.

Built in 1988

### **Essential Information**

MLS® #	A2242341
Price	\$685,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,987
Acres	3.62
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	172010 Rr 140
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta

Postal Code T0J3K0

## Amenities

Parking Off Street, Gravel Driveway

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

## Exterior

Exterior Features Playground, Private Entrance, Private Yard, Storage

Lot Description Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Views, Corners Marked, Secluded

Roof Metal

Construction Vinyl Siding

Foundation Wood

## Additional Information

Date Listed July 23rd, 2025

Days on Market 31

Zoning AG

## Listing Details

Listing Office Real Estate Centre

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