

\$474,500 - 165037 Highway 875, Rural Newell, County of

MLS® #A2258510

\$474,500

5 Bedroom, 3.00 Bathroom, 1,229 sqft
Residential on 3.06 Acres

NONE, Rural Newell, County of, Alberta

Your Dream Country Escape Awaits â€“ 3.06 Acres of Possibility

Welcome to your future home on HWY 875, offering 3.06 acres of wide-open space, freedom, and opportunity. This incredible property is fully equipped for acreage living and is ready for you to make it your own. Perfect for horse lovers, the property is already fenced and includes a large dugout for water access. The spacious home features 6 bedrooms and 3 bathrooms â€“ideal for larger families, multi-generational living, or anyone needing room to grow, or convert a room into a fantastic media room, or den.

Inside, youâ€™ll find a bright white kitchen and fresh laminate flooring, creating a clean, modern feel thatâ€™s move-in ready. The layout offers both comfort and functionality, with space for family life and entertaining. Step outside and enjoy the beautifully maintained lawn areas, perfect for gardening, recreation, or simply enjoying the peaceful surroundings. The double detached garage has served as an excellent hangout space but is also fully functional, with overhead doors and ample room for storage or parking. A standout feature is the 40x40 heated shop, complete with a mezzanine and extensive shelvingâ€”perfect for hobbies, projects, or additional storage. Whether you're into vehicles, woodworking, or need a versatile workspace, this shop is ready to meet your needs.

This property offers a rare combination of



space, versatility, and potential in a serene countryside setting. If you've been considering the move to acreage life, this could be the opportunity you've been waiting for. Come and experience it for yourself—this one won't last.

Built in 1963

Essential Information

MLS® #	A2258510
Price	\$474,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,229
Acres	3.06
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	165037 Highway 875
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T0J0K0

Amenities

Parking	Double Garage Detached, Heated Garage, Quad or More Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground, Private Yard, Fire Pit, Storage
Lot Description	Garden, Lawn, Rectangular Lot, Many Trees, No Neighbours Behind, Other, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	33
Zoning	A-GEN

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

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.