

# **\$399,000 - 9 151025 Hwy 542, Rural Newell, County of**

MLS® #A2212293

**\$399,000**

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          | \$399,000                            |
| 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, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees |
| Roof              | Metal                                                                     |
| Construction      | Wood Frame                                                                |
| Foundation        | Other, Perimeter Wall                                                     |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | April 15th, 2025      |
| Days on Market | 32                    |
| Zoning         | Residential - Acreage |

## Listing Details

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

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