

# **\$599,900 - #26, 142041 Tr 200, Rural Newell, County of**

MLS® #A2213666

**\$599,900**

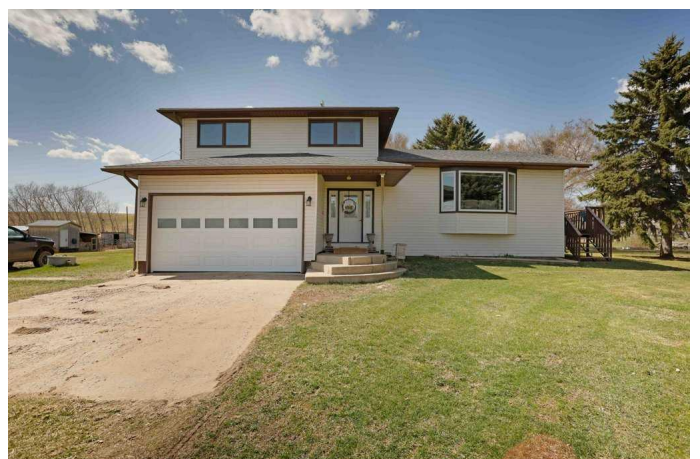
5 Bedroom, 3.00 Bathroom, 1,873 sqft  
Residential on 4.50 Acres

NONE, Rural Newell, County of, Alberta

Discover Your Forever Home! Sanctuary Estates (#26 142041 TWP RD 200) Don't miss this incredible opportunity to claim your slice of paradise on 4.5 acres! This spacious 5-bedroom home is just a 15-minute drive from the City of Brooks, AB, offering the perfect blend of convenience and tranquility. There's plenty of room for kids and horses to roam freely!

Imagine soaking in stunning views from your generously sized deck, crafted with maintenance-free composite decking. With a hassle-free sprinkler system installed for the yard, keeping your landscaping vibrant has never been easier. Plus the home is hooked up to regional water for convenience! The kids will love the tree house and the gardener, the greenhouse, and the garden area. The horses will have ample pasture to roam.

Step inside to a warm and welcoming entrance, there's truly space for the whole family! A cozy TV room/den and a bathroom add to the main level's charm. A few stairs up, and you'll find an inviting country kitchen, dining area, and living room, complete with a lovely corner fireplace. Upstairs, three spacious bedrooms and two large bathrooms, while the fourth level boasts two additional bedrooms and a convenient laundry area. There's even a fifth level just waiting for your personal touch! Upgrades include new laminate flooring in the living room, dining room, and stairs, new light fixtures and pot LED lights, freshly painted kitchen cabinets,



new deck boards on the back deck, new microwave and dishwasher, and new siding on the south side of the house.

Embrace the peace and serenity of country living, your forever home is calling! Don't wait, schedule your tour today!

Built in 1983

### Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2213666                              |
| Price          | \$599,900                             |
| Bedrooms       | 5                                     |
| Bathrooms      | 3.00                                  |
| Full Baths     | 2                                     |
| Half Baths     | 1                                     |
| Square Footage | 1,873                                 |
| Acres          | 4.50                                  |
| Year Built     | 1983                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 5 Level Split |
| Status         | Active                                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | #26, 142041 Tr 200      |
| Subdivision | NONE                    |
| City        | Rural Newell, County of |
| County      | Newell, County of       |
| Province    | Alberta                 |
| Postal Code | T1R 1B9                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Vinyl Windows, Wood Windows, Sump Pump(s) |
|-------------------|--------------------------------------------------------------------|

|                 |                          |
|-----------------|--------------------------|
| Appliances      | See Remarks              |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Pasture, Seasonal Water, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                        |
| Foundation        | Wood                                                                                            |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | April 22nd, 2025      |
| Days on Market | 10                    |
| Zoning         | Residential = Acreage |

## Listing Details

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

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