

# \$645,000 - 154055 Township Road 190a, Cassils

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MLS® #A2221497

**\$645,000**

3 Bedroom, 2.00 Bathroom, 1,267 sqft

Residential on 1.68 Acres

NONE, Cassils, Alberta

Your Private Acreage Paradise Awaits â€” Just 12 Minutes from Brooks! Welcome to the charming community of Cassils, where you can enjoy the best of both worlds: peaceful, private acreage living with the convenience of being just a short 12-minute drive from the city of Brooks. In Brooks, you'll find everything you needâ€”grocery stores, schools, an emergency center, and a full range of essential amenitiesâ€”all within easy reach. As you arrive at your beautifully updated home, youâ€™ll be immediately struck by its fresh curb appeal. Recent exterior renovations include a new metal roof, updated siding, modern stonework, and several interior upgrades, offering peace of mind and stylish comfort. The property itself is a true homesteaderâ€™s dream, bursting with potential. Fruit trees, a fire pit, chicken and duck enclosures, and even a greenhouse make this space ideal for those seeking a self-sustained, country lifestyle. Youâ€™ll also find a two-story garage/shop thatâ€™s perfect for hobbies, storage, or your next big project. Step inside to a bright, welcoming entry and community roomâ€”a perfect space to relax, dine, or get creative while enjoying the abundance of natural light. From here, the home flows into a spacious, open-concept living and family room, complete with a cozy wood-burning stove to keep you warm through Albertaâ€™s winters, all while reducing your heating bills. Continue into the updated main bathroom, featuring a new sink and modern



fixtures, and then into the sunny, expansive kitchen offering ample storage and functionality for any home chef. Adjacent to the kitchen is the inviting dining area, ideal for family meals and entertaining. Toward the back of the home, youâ€™ll find a generous mudroom with plenty of space to customize to your needsâ€”plus a rear door leading out to a tree-surrounded, private back deck, perfect for enjoying your morning coffee or unwinding in the evening with complete seclusion. Just off the back door, you'll find the stairs leading down to the basement, where even more space and opportunity await. To the right, you're greeted by an oversized furnace and laundry room, complete with an attached storage roomâ€”ideal for keeping everything organized and out of sight. Continuing through the basement, you'll discover three versatile spare rooms, all newly drywalled, freshly painted, and partially finished. Whether you need extra bedrooms, a home office, gym, or media room, these spaces can be tailored to suit your lifestyle. One of the rooms even includes access to a roughed-in bathroom, ready for the installation of a toilet, shower, and sink. This property is more than just a homeâ€”it's a place full of peace, space, and endless potential to create the lifestyle you've been dreaming of. Whether you're looking to grow your own food, raise animals, or simply enjoy the quiet of country living, this acreage offers the perfect canvas.

Built in 1949

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2221497  |
| Price      | \$645,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,267                            |
| Acres          | 1.68                             |
| Year Built     | 1949                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 154055 Township Road 190a |
| Subdivision | NONE                      |
| City        | Cassils                   |
| County      | Newell, County of         |
| Province    | Alberta                   |
| Postal Code | T1R 1B8                   |

### Amenities

|         |                              |
|---------|------------------------------|
| Parking | Gravel Driveway, Parking Pad |
|---------|------------------------------|

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, Skylight(s), Storage |
| Appliances        | Freezer, Refrigerator, Stove(s), Washer/Dryer       |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Partially Finished, Partial                         |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                                                           |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Neighbours Behind, Native Plants |
| Roof              | Metal                                                                                                      |
| Construction      | Wood Frame, Concrete                                                                                       |
| Foundation        | Poured Concrete                                                                                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 106            |
| Zoning         | Residential    |

**Listing Details**

Listing Office                      RE/MAX 1st Choice Realty

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