

\$285,000 - Blue Sign, 164002 B Hwy 36, Rural Newell, County of

MLS® #A2125792

\$285,000

4 Bedroom, 2.00 Bathroom, 1,628 sqft
Residential on 5.08 Acres

NONE, Rural Newell, County of, Alberta

WOW...ACREAGE for LESS than \$300,000!!!
SELLERS are MOTIVATED... The potential is
endless with over 5 Acres to discover.

Located a short drive from beautiful Lake
Newell, Golf Course, & the City of Brooks.
Right next to the iconic & easily recognized
'Prairie Oasis' (featured in a well known
movie). The double wide modular homes
boasts a spacious Kitchen with loads of
cabinets, '4' Bedrooms, '2' Full Bathrooms,
Large Livingroom, Family Room, and so much
more! Outside you'll discover 2 Outbuildings
(great for storage), a Multi-Cage
Structure(perfect for rabbits, chickens, etc),
Heated Pump House with Water Filtration
System, & a Garage with work space! Enjoy
the cool comfort of central air-conditioning on
those HOT SUMMER DAYS. Then gather
round the firepit, under the stars, in the
evenings. A PRAIRIE PARADISE for you &
your family.



Built in 1996

Essential Information

MLS® #	A2125792
Price	\$285,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,628
Acres	5.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	Blue Sign, 164002 B Hwy 36
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T0J 2M0

Amenities

Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Floor Furnace, Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Pie Shaped Lot
Roof	Metal
Construction	See Remarks
Foundation	See Remarks

Additional Information

Date Listed	April 25th, 2024
Days on Market	321
Zoning	Agriculture General

Listing Details

Listing Office

CIR REALTY

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