

# **\$549,000 - #26, 142041 Tr 200, Rural Newell, County of**

MLS® #A2213666

**\$549,000**

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! Donâ€™t wait, schedule your tour today!

Built in 1983

### Essential Information

MLS® #	A2213666
Price	\$549,000
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, Sump Pump(s), Vinyl Windows, Wood Windows
-------------------	--

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, Lawn, Landscaped, 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	133
Zoning	Residential = Acreage

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.