

# \$550,000 - 165037 Hwy 875, Rural Newell, County of

MLS® #A2220059

**\$550,000**

6 Bedroom, 3.00 Bathroom, 1,239 sqft  
Residential on 3.06 Acres

NONE, Rural Newell, County of, Alberta

3.06 acres on (Rolling Hills) HWY 875. This property features all you need to start your life in the country - A large dugout, fences for the horses, home, shop, and double detached garage! If it's time to get moving to an acreage, this could be the one for you! With 6 bedrooms and 3 bathrooms, this home could easily house a larger family or give you room to grow! A lovely white kitchen and laminate flooring gives you a fresh start and a clean slate in your new home. Outside - the magic!! Lovely lawn areas for your green thumb and areas for kids to play all day. The double detached garage has most recently been used as the ultimate "hangout spot", but underneath the covered double doors, are functioning overhead doors in great condition and ready for parking! The shop... every mans dream! It is 40x40, heated, with a mezzanine and abundant shelving. This property must be seen to see it all!

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2220059  |
| Price          | \$550,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,239     |
| Acres          | 3.06      |



|            |                                  |
|------------|----------------------------------|
| Year Built | 1983                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 165037 Hwy 875          |
| Subdivision | NONE                    |
| City        | Rural Newell, County of |
| County      | Newell, County of       |
| Province    | Alberta                 |
| Postal Code | T0J3K0                  |

### Amenities

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Parking      | Additional Parking, Double Garage Detached, Heated Garage |
| # of Garages | 2                                                         |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                     |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Fire Pit, Playground, Private Yard, Storage           |
| Lot Description   | No Neighbours Behind, Private, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                       |
| Construction      | Cement Fiber Board, Vinyl Siding                      |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 3              |
| Zoning         | A-GEN          |

### Listing Details

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