

# \$530,000 - 165037 Hwy 875, Rural Newell, County of

MLS® #A2220059

## \$530,000

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	\$530,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,239
Acres	3.06



Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
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, Heated Garage, Double Garage Detached
# 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	Playground, Private Yard, Fire Pit, 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	100
Zoning	A-GEN

### Listing Details

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