

219 181043 HWY 550 Drive  
Rural Newell, County of, Alberta

MLS # A2279602

**\$274,900**



<b>Division:</b>	Aimoto		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.22 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Gentle Sloping, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RA
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** NA

**SELLER SAYS SELL!** - Have you been travelling all of the backroads looking for Alberta's best value acreage on a budget? Conveniently located 10 minutes from Bassano on pavement. This property is perfectly liveable as is, but if you have vision & skills you will take the "after" photos & benefit from all of that sweat equity. 5.22 acre parcel is gently sloping with open views to the South & no neighbours to the back. The house is a unique layout with covered deck on 2 sides creating lots of storage & multi season workspaces. Cheery eat-in kitchen is roomy enough for your large family table. Massive living / dining room has vaulted ceilings & access to South facing sunroom. The house is currently 2 bedrooms with a good sized, unheated office space (not represented in square footage) with a window that could be a 3rd bedroom. King size primary bedroom is spacious with a large nook that would make a wonderful reading or fitness room with country views. Handy 2 pc ensuite bath. Second bdrm would accommodate bunk beds or king size furniture suite & has passthrough to main 4 pc bath. The 20 x 24 garage needs work but could be very serviceable & a great place to putter. Household water is supplied by a good well and Newell Regional Water lines are nearby should you wish to tie in. Aimoto Subdivision has a community irrigation program which can be opted into. Established landscape trees, sheds, lots of parking for your toys...what more could you want? This property is a great starter acreage with space for horses, chickens & a large garden. Check out the virtual tour to see if this is the end of your search! Spring is just around the corner - think gardening, baby chicks, lambs & your very own homestead. Call now to book your private tour!