

\$1,200,000 - 204062 Range Road 175, Rural Newell, County of

MLS® #A2208458

\$1,200,000

4 Bedroom, 2.00 Bathroom, 1,930 sqft
Residential on 73.60 Acres

NONE, Rural Newell, County of, Alberta

ALL OFFERS WILL BE CONSIDERED!!
INVESTORS & BUSINESS OWNERS! Are you looking for a piece of land with exposure to the TransCanada Highway and possible rail access? This 73.6 acre parcel includes 70 acres of irrigation licenses (Eastern Irrigation District) along with a 1930 sf home and a number of farm buildings. The home has been recently updated. The outbuildings include shelters with automatic waterer. Electrical service includes 220 volt at the house and three phase near the irrigation dugout. The current owner rents a propane tank for gas service although there is a natural gas line running along highway 1. Newell County municipal water service has been applied for.

Built in 1970

Essential Information

MLS® #	A2208458
Price	\$1,200,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,930
Acres	73.60
Year Built	1970
Type	Residential
Sub-Type	Detached



Style Acreage with Residence, Bungalow
Status Active

Community Information

Address 204062 Range Road 175
Subdivision NONE
City Rural Newell, County of
County Newell, County of
Province Alberta
Postal Code T0J 0B0

Amenities

Utilities Natural Gas at Lot Line, Propane
Parking Parking Pad, RV Access/Parking

Interior

Interior Features No Smoking Home
Appliances Dryer, Refrigerator, Stove(s), Washer
Heating Forced Air
Cooling None
Has Basement Yes
Basement See Remarks, Crawl Space

Exterior

Exterior Features None
Lot Description Farm, Few Trees, Low Maintenance Landscape, Pasture, See Remarks, Yard Lights
Roof Metal
Construction Metal Siding, Wood Frame
Foundation See Remarks

Additional Information

Date Listed April 4th, 2025
Days on Market 2
Zoning AG

Listing Details

Listing Office CIR Realty

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