

# **\$840,000 - 115, 181057 Highway 873, Rural Newell, County of**

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MLS® #A2219632

**\$840,000**

6 Bedroom, 4.00 Bathroom, 3,513 sqft  
Residential on 6.28 Acres

Mortensen, Rural Newell, County of, Alberta

This is one of those rare properties that truly has it all! Nestled on 6 acres in the highly sought-after Mortensen Subdivision—just a quick 6km from Brooks—this incredible home offers the perfect blend of peaceful country living and nearby city convenience. At nearly 5,000 Sq.Ft. of total living space, the home itself is functional, welcoming, and full of potential. The recently renovated main floor is perfect for entertaining or just enjoying everyday life. You™ll find a chef™s kitchen complete with granite counters, gas stove, stainless appliances, and a huge island that opens into the formal dining room. Step outside from the kitchen onto the back deck—ideal for morning coffees or evening wind-downs—with a view of the lush yard that™s both private and serene. The cozy living room has a wood-burning fireplace and a perfect view of the barn. There™s also a versatile bonus room that was once an indoor pool area. The space is now professionally covered, but still has hookups and bathroom plumbing if you wanted to reimagine it again! Up the spiral staircase, you™ll find four spacious bedrooms including a primary suite with walk-in closet, laundry chute, and a private ensuite. A five-piece main bath serves the rest of the upper floor. The finished basement adds even more room to spread out with two large bedrooms, a second living area, bathroom, and loads of storage. Additional



features include a small barn with two stalls, a tack room, and a hay loft—perfect for a couple of animals or hobby farming.

There's also a 50 x 40 heated shop with two overhead doors, an attached kennel and a dog run, an ideal setup for anyone needing workspace, storage, or room for toys and animals. An underground sprinkler system adds convenience and keeps the yard looking its best all summer long. From the moment you pull into the circular driveway, you'll feel the charm and potential of this unique acreage. Whether you're enjoying a quiet walk along the nearby canal or casting a line at the trout pond just down the way, this property is truly a nature lover's dream. The mature, tree-lined perimeter gives you the privacy and space you've been craving. This is more than just a home. It's a lifestyle!

Built in 1983

### Essential Information

MLS® #	A2219632
Price	\$840,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,513
Acres	6.28
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	115, 181057 Highway 873
Subdivision	Mortensen

City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 1C8

### **Amenities**

Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off Street, Oversized, Additional Parking, Garage Door Opener, Paved, RV Access/Parking
# of Garages	20

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Built-In Gas Range, Convection Oven
Heating	Forced Air, Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Dog Run, Kennel, Storage
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Dog Run Fenced In, Front Yard, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	81
Zoning	Res-RD

### **Listing Details**

Listing Office

eXp Realty

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