

# \$1,699,900 - 204062 Range Road 175, Rural Newell, County of

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MLS® #A2208458

**\$1,699,900**

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	\$1,699,900
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	Crawl Space, See Remarks

### Exterior

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

### Additional Information

Date Listed	April 4th, 2025
Days on Market	22
Zoning	AG

### Listing Details

Listing Office	CIR Realty
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