

# \$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      1  
Zoning               AG

### **Listing Details**

Listing Office        CIR Realty

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