

# \$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  
Zoning AG

### Listing Details

Listing Office CIR Realty

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