

**122 Blue Heron Road
Rural Newell, County of, Alberta**
MLS # A2270812

\$220,000

Division:	Johnson Acres	
Type:	Residential/Manufactured House	
Style:	Acreage with Residence, Modular Home	
Size:	1,856 sq.ft.	Age: 1993 (33 yrs old)
Beds:	4	Baths: 2
Garage:	Off Street	
Lot Size:	0.85 Acre	
Lot Feat:	Back Yard	

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-A
Foundation:	Other, Pillar/Post/Pier, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Other
Features:	Built-in Features, Open Floorplan, See Remarks		
Inclusions:	Existing blinds, 3 sheds, irrigation hoses		

Affordable acreage just 2 km from Brooks! Discover the potential in this spacious 1856sqft modular home! Built in 1993 and improved with a 640 sq ft addition, this home sits on 0.85 acres of owned land and offers tons of potential for the right buyer. The main portion of the home includes a bright living room, kitchen with tons of built in cabinetry, primary bedroom with 3pce ensuite including a jetted tub, 2nd bedroom, full bath, laundry, and a den leading into the addition. The spacious addition features a large family room with wood stove, soaring ceilings and 2 more large bedrooms. The size, layout, and location offer incredible value, with a some work you'd have solid built in equity. Priced to sell quickly!