

**306 Cactus Court
Rural Newell, County of, Alberta****MLS # A2283221****\$105,000****Division:** Johnson Acres**Lot Size:** 0.59 Acre**Lot Feat:** -**By Town:** Brooks**LLD:** -**Zoning:** CR**Water:** Cistern**Sewer:** -**Utilities:** -

This could work. At 0.59 acres, the space feels manageable. There is room to build without feeling exposed, and enough separation to breathe while still feeling connected. The access makes sense. The location stays straightforward. With utilities already on the land, it is easy to picture where a home would sit, how the space would be used, and how life would move across it day to day. Set close to town for convenience, the property still opens out to wide prairie views that stretch beyond the lot and soften the surroundings. It offers a balance that feels easy to live with, space that supports planning, and a setting that allows the landscape to remain part of everyday life.