

\$440,000 - 142, 145006 Cassils Road, Rural Newell, County of

MLS® #A2249312

\$440,000

1 Bedroom, 2.00 Bathroom, 1,280 sqft
Residential on 1.80 Acres

NONE, Rural Newell, County of, Alberta

Impeccably manicured acreage 2 minutes from City limits, boasting a flawlessly constructed garage with apartment style studio suite. Every single piece of this acreage has been done with heart. Breath taking landscaping that has been carefully designed for easy maintenance.

The oversized double garage is creatively aspired with a convenient 2 piece bathroom, utility room and a great storage room for outdoor accessories. The studio suite, located above the garage is a rare find. With a well thought out floor plan, involving a 4 piece bathroom, pleasant kitchen, family room area and the bedroom area off to the side. With one simple wall added the bedroom could easily be seperated. The views from the perfectly situated balcony overlooking the north side of the acreage will have you in awe. Enjoy the ease of regional water, irrigation system, convenient access and a desirable location. Be sure to take a look at the virtual tour offered of the suite. There are buyers restrictions, once those have been honoured we invite you to view this property with your Real Estate professional.



Built in 2006

Essential Information

MLS® #	A2249312
Price	\$440,000

Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,280
Acres	1.80
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	142, 145006 Cassils Road
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R1B4

Amenities

Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	1

Interior

Interior Features	Bookcases, Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Seasonal Water
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed August 16th, 2025
Days on Market 3
Zoning CR

Listing Details

Listing Office Century 21 Foothills Real Estate



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.