

# \$840,000 - 115, 181057 Highway 873, Rural Newell, County of

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MLS® #A2219632

**\$840,000**

6 Bedroom, 4.00 Bathroom, 3,513 sqft  
Residential on 6.28 Acres

Mortensen, Rural Newell, County of, Alberta

This is one of those rare properties that truly has it all! Nestled on 6 acres in the highly sought-after Mortensen Subdivision—just a quick 6km from Brooks—this incredible home offers the perfect blend of peaceful country living and nearby city convenience. At nearly 5,000 Sq.Ft. of total living space, the home itself is functional, welcoming, and full of potential. The recently renovated main floor is perfect for entertaining or just enjoying everyday life. You™ll find a chef™s kitchen complete with granite counters, gas stove, stainless appliances, and a huge island that opens into the formal dining room. Step outside from the kitchen onto the back deck—ideal for morning coffees or evening wind-downs—with a view of the lush yard that™s both private and serene. The cozy living room has a wood-burning fireplace and a perfect view of the barn. There™s also a versatile bonus room that was once an indoor pool area. The space is now professionally covered, but still has hookups and bathroom plumbing if you wanted to reimagine it again! Up the spiral staircase, you™ll find four spacious bedrooms including a primary suite with walk-in closet, laundry chute, and a private ensuite. A five-piece main bath serves the rest of the upper floor. The finished basement adds even more room to spread out with two large bedrooms, a second living area, bathroom, and loads of storage. Additional



features include a small barn with two stalls, a tack room, and a hay loftâ€”perfect for a couple of animals or hobby farming.

Thereâ€™s also a 50 x 40â€™ heated shop with two overhead doors, an attached kennel and a dog run, an ideal setup for anyone needing workspace, storage, or room for toys and animals. An underground sprinkler system adds convenience and keeps the yard looking its best all summer long. From the moment you pull into the circular driveway, youâ€™ll feel the charm and potential of this unique acreage. Whether youâ€™re enjoying a quiet walk along the nearby canal or casting a line at the trout pond just down the way, this property is truly a nature loverâ€™s dream. The mature, tree-lined perimeter gives you the privacy and space youâ€™ve been craving. This is more than just a home. Itâ€™s a lifestyle!

Built in 1983

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2219632                         |
| Price          | \$840,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 3,513                            |
| Acres          | 6.28                             |
| Year Built     | 1983                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 115, 181057 Highway 873 |
| Subdivision | Mortensen               |

|             |                         |
|-------------|-------------------------|
| City        | Rural Newell, County of |
| County      | Newell, County of       |
| Province    | Alberta                 |
| Postal Code | T1R 1C8                 |

### **Amenities**

|              |  |
|--------------|--|
| Parking      | Double Garage Attached, Heated Garage, Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Off Street, Oversized, Paved, RV Access/Parking |
| # of Garages | 20   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), Chandelier |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner, Built-In Gas Range, Convection Oven  |
| Heating           | Forced Air, Natural Gas, Boiler   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning, Family Room, Mantle, Stone  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Up To Grade  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Dog Run, BBQ gas line, Kennel, Storage  |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn, Landscaped, Many Trees, No Neighbours Behind, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 83             |
| Zoning         | Res-RD         |

### **Listing Details**

Listing Office

eXp Realty

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