

# **\$924,500 - 141034 Tr 190, Rural Newell, County of**

MLS® #A2203449

**\$924,500**

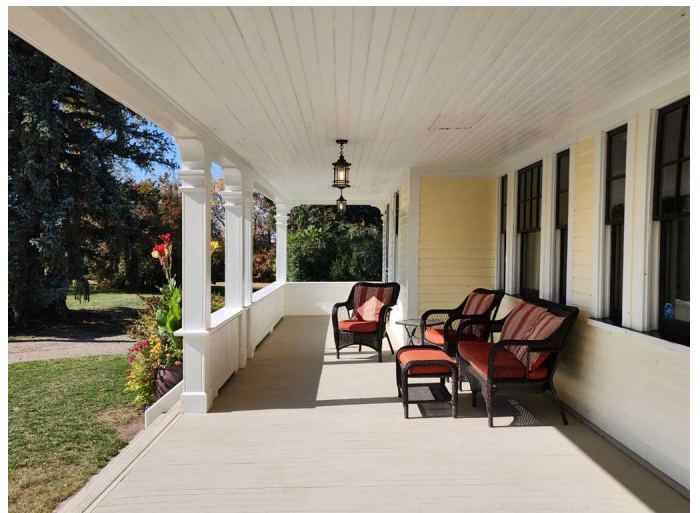
5 Bedroom, 3.00 Bathroom, 3,969 sqft

Residential on 21.75 Acres

One Tree, Rural Newell, County of, Alberta

IT'S A GEM - Located in the heart of Badlands Tourism District giving easy access to Dinosaur Provincial Park, Lake Newell, Rolling Hills Reservoir, The Historical Aqueduct site, The Brooks Museum and other outdoor attractions within the County of Newell. This provincially significant landmark is privately owned and has been lovingly cared for by the same family since 1945; the estate home was designed by the CPR in the Arts and Crafts style and built in 1911 for the 4th Duke of Sutherland. This home is nearly 4,000 sq ft of charm and character with all the modern conveniences and set in a mature park like setting.

The Duke of Sutherland Bungalow is a warm and inviting home to raise a family in, entertain or develop into a boutique business with sufficient acreage for additional development. Charter defining elements include a spacious rectangular floor plan consisting of main entry hall, sunroom, kitchen, the great room, dining room, laundry/crafts room, bathroom and bedroom on the main floor; five bedrooms and a bathroom on the second floor; and a half basement and crawl space. The interior detailing includes some original light fixtures, skylight above the main staircase, round (ox-eye) bathroom window, woodwork, wood flooring on the main floor with substantial living and dining room fireplaces. Two staircases connect the floors. A full length covered veranda fronts the south facing two story bungalow providing a warm and welcoming



invitation to all who enter. Identified as a provincially significant asset, this property is eligible for grant funding up to 50% for qualifying restoration and maintenance projects. The property is located on a 21.875 acre parcel, on paved roads 2 kilometres NE of the city. Domestic water service is provided by a regional water line and first water rights for irrigation are secured. AGEN zoning allows for various uses including a second residence, agriculture, large agricultural building, Bed and Breakfast, Campground and more. Book a private tour of this Heritage Home and GET MOVING IN THE RIGHT DIRECTION!

Built in 1911

### **Essential Information**

MLS® #	A2203449
Price	\$924,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,969
Acres	21.75
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	141034 Tr 190
Subdivision	One Tree
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 1C3

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer
Heating	Boiler, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Farm, Landscaped, Many Trees, Pasture, Private, Seasonal Water, See Remarks
Roof	Cedar Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 25th, 2025
Days on Market	90
Zoning	AGEN

### Listing Details

Listing Office	Harvest Real Estate
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