

\$309,900 - 219 181043 Hwy 550 Drive, Rural Newell, County of

MLS® #A2247896

\$309,900

2 Bedroom, 2.00 Bathroom, 1,560 sqft
Residential on 5.22 Acres

Aimoto, Rural Newell, County of, Alberta

AFFORDABLE ACREAGE - Have you been travelling all of the backroads looking for Alberta's best value acreage on a budget? Conveniently located 10 minutes from Bassano on pavement. This property is perfectly liveable as is, but if you have vision & skills you will take the "after" photos & benefit from all of that sweat equity. 5.22 acre parcel is gently sloping with open views to the South & no neighbours to the back. The house is a unique layout with covered deck on 2 sides creating lots of storage & multi season workspaces. Cheery eat-in kitchen is roomy enough for your large family table. Massive living / dining room has vaulted ceilings & access to South facing sunroom. The house is currently 2 bedrooms with a good sized, unheated office space (not represented in square footage) with a window that could be a 3rd bedroom. King size primary bedroom is spacious with a large nook that would make a wonderful reading or fitness room with country views. Handy 2 pc ensuite bath. Second bdrm would accommodate bunk beds or king size furniture suite & has passthrough to main 4 pc bath. The 20 x 24 garage needs work but could be very serviceable & a great place to putter. Household water is supplied by a good well and Newell Regional Water lines are nearby should you wish to tie in. Aimoto Subdivision has a community irrigation program which can be opted into. Established



landscape trees, sheds, lots of parking for your toys...what more could you want? This property is a great starter acreage with space for horses, chickens & a large garden. Check out the virtual tour to see if this is the end of your search!

Built in 1980

Essential Information

MLS® #	A2247896
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,560
Acres	5.22
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	219 181043 Hwy 550 Drive
Subdivision	Aimoto
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T0J0B0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Garden
Lot Description	Few Trees, Front Yard, Gentle Sloping, No Neighbours Behind
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other

Additional Information

Date Listed	August 9th, 2025
Days on Market	5
Zoning	RA

Listing Details

Listing Office	Royal LePage Community Realty
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