

# \$325,000 - 205 Blue Heron Road, Rural Newell, County of

MLS® #A2233394

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,230 sqft  
Residential on 0.75 Acres

N/A, Rural Newell, County of, Alberta

Experience the peace and freedom of acreage living with this beautifully maintained and recently updated 2002 built modular home, nestled on 0.75 acres in Johnson Estates, just minutes outside Brooks. This property offers the perfect blend of country charm and modern comfort, complete with an unobstructed water view that youâ€™ll enjoy from your two-tiered deck, concrete block patio and spacious backyard.

With an open concept layout, this home features a bright and spacious living room, an eat-in kitchen, 3 bedrooms and 2 full bathrooms. The primary suite includes a walk-in closet and a 4pce ensuite, while two additional bedrooms and another full bathroom are located at the opposite end of the home providing privacy and flexibility. The front-load washer/dryer are conveniently located off the back entry.

The kitchen cabinetry has been refreshed with a warm brown / grey tone and provides plenty of prep and storage space with the added island. Stainless steel kitchen appliances are another added perk. The dining area accommodates a sizeable dining table with room for your buffet / hutch, additional storage or create your dream coffee bar.

Recent renovations include updated flooring,



neutral paint, bathroom upgrades, kitchen island, light fixtures, and blinds, creating a warm and inviting atmosphere throughout.

Enjoy more practical upgrades such as a newer hot water tank, recently installed plumbing shut-off valves and a new water pump.

Outdoors, youâ€™ll love the expansive fenced yard, ideal for kids, pets, gardening, or hosting gatherings, all set against the tranquil lake backdrop. A 16â€™ x 26â€™ detached garage was built in 2023, is insulated and provides parking for 1 vehicle with workshop/storage space on the other side. An attractive and durable metal roof was completed on the home in 2023 ensuring peace of mind. Ample outside parking space for numerous vehicles, RV, or toys make this property as functional as it is beautiful. Extras include a storage shed, ride-on lawn mower, and irrigation equipment.

Connected to regional water and offering two EID water turnouts at the front corners of the property makes this home conveniently set up with everything you need for country living just minutes from city amenities. Donâ€™t miss this rare opportunity, acreage life with lake views awaits. Connect with your REALTOR® to book a private tour!

Built in 2002

**Essential Information**

MLS® #	A2233394
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.75

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	205 Blue Heron Road
Subdivision	N/A
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 0S1

### **Amenities**

Parking Spaces	1
Parking	Driveway, Garage Faces Front, Single Garage Detached, Additional Parking
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Gas Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	Garden, Other
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	38
Zoning	RA

## **Listing Details**

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.