

# \$145,000 - 4 Sagebrush Estates, Rural Newell, County of

MLS® #A2202696

**\$145,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Mobile on 0.00 Acres

Sagebrush Estates, Rural Newell, County of,  
Alberta

**FOR SALE: Spacious and Updated Mobile Home**

Discover this charming and well-maintained mobile home, offering the perfect blend of comfort and convenience. Located just minutes from town and surrounded by peaceful, fresh air living, this home is ideal for families or individuals seeking a serene lifestyle.

**Property Features:**

â€¢ 3 Bedrooms & 2 Bathrooms: Ample space for family and guests.

â€¢ Newer Appliances: Modern kitchen with updated appliances for your convenience.

â€¢ Upgraded Floors & Light Fixtures: Stylish and durable flooring with contemporary lighting throughout.

â€¢ Open Kitchen & Living Room Layout: Perfect for entertaining and family gatherings.

â€¢ Insulated Skirting: Enhanced energy efficiency for year-round comfort.

**Outdoor Amenities:**

â€¢ Large deck for relaxing and outdoor dining

â€¢ Multiple sheds for additional storage

â€¢ Extra parking space for vehicles or recreational equipment

Enjoy the best of both worlds with proximity to town and the tranquility of quiet, country living. Donâ€™t miss this opportunity to own a



beautiful, move-in-ready mobile home!  
Schedule a visit to Sagebrush where the rent  
is reasonable, the yards are large and you can  
still be in town in munities.

Built in 1998

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2202696                |
| Price          | \$145,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,216                   |
| Acres          | 0.00                    |
| Year Built     | 1998                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4 Sagebrush Estates     |
| Subdivision | Sagebrush Estates       |
| City        | Rural Newell, County of |
| County      | Newell, County of       |
| Province    | Alberta                 |
| Postal Code | T1R 1P1                 |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 3                                                                              |
| Parking        | Aggregate, Off Street, Parking Pad                                             |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer                                                                                |

|         |                                  |
|---------|----------------------------------|
| Heating | Central, Forced Air, Natural Gas |
| Cooling | Central Air                      |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Storage               |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame, Wood Siding, Siding |
| Foundation        | Piling(s), Wood                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 37               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Community Real Estate |
|----------------|------------------------------------|



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