

\$245,000 - 122 Blue Heron Road, Rural Newell, County of

MLS® #A2270812

\$245,000

4 Bedroom, 2.00 Bathroom, 1,856 sqft
Residential on 0.85 Acres

Johnson Acres, Rural Newell, County of,
Alberta

Affordable acreage just 2 km from Brooks!
Discover the potential in this spacious
1856sqft modular home! Built in 1993 and
improved with a 640 sq ft addition this home
sits on 0.85 acres of owned land and offers
tons of potential for the right buyer. The main
portion of the home includes a bright living
room, kitchen with tons of built in cabinetry,
primary bedroom with 3pce ensuite including a
jetted tub, 2nd bedroom, full bath, laundry, and
a den leading into the addition. The spacious
addition features a large family room with
wood stove, soaring ceilings and 2 more large
bedrooms. The size, layout, and location
offer incredible value, with a little work
youâ€™d have solid built in equity. Priced to
sell quickly!



Built in 1993

Essential Information

MLS® #	A2270812
Price	\$245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,856
Acres	0.85
Year Built	1993

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

Community Information

Address	122 Blue Heron Road
Subdivision	Johnson Acres
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 0S1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Other
Parking	Off Street

Interior

Interior Features	Built-in Features, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle, Membrane
Construction	Vinyl Siding, Wood Siding
Foundation	Block

Additional Information

Date Listed	November 13th, 2025
Zoning	R-A

Listing Details

Listing Office

Royal LePage Community Realty

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