

\$645,000 - 154055 Township Road 190a, Cassils

MLS® #A2221497

\$645,000

3 Bedroom, 2.00 Bathroom, 1,267 sqft
Residential on 1.68 Acres

NONE, Cassils, Alberta

Your Private Acreage Paradise Awaits – Just 12 Minutes from Brooks! Welcome to the charming community of Cassils, where you can enjoy the best of both worlds: peaceful, private acreage living with the convenience of being just a short 12-minute drive from the city of Brooks. In Brooks, you'll find everything you need – grocery stores, schools, an emergency center, and a full range of essential amenities – all within easy reach. As you arrive at your beautifully updated home, you'll be immediately struck by its fresh curb appeal. Recent exterior renovations include a new metal roof, updated siding, modern stonework, and several interior upgrades, offering peace of mind and stylish comfort. The property itself is a true homesteader's dream, bursting with potential. Fruit trees, a fire pit, chicken and duck enclosures, and even a greenhouse make this space ideal for those seeking a self-sustained, country lifestyle. You'll also find a two-story garage/shop that's perfect for hobbies, storage, or your next big project. Step inside to a bright, welcoming entry and community room – a perfect space to relax, dine, or get creative while enjoying the abundance of natural light. From here, the home flows into a spacious, open-concept living and family room, complete with a cozy wood-burning stove to keep you warm through Alberta's winters, all while reducing your heating bills. Continue into the updated main bathroom, featuring a new sink and modern



fixtures, and then into the sunny, expansive kitchen offering ample storage and functionality for any home chef. Adjacent to the kitchen is the inviting dining area, ideal for family meals and entertaining. Toward the back of the home, youâ€™ll find a generous mudroom with plenty of space to customize to your needsâ€”plus a rear door leading out to a tree-surrounded, private back deck, perfect for enjoying your morning coffee or unwinding in the evening with complete seclusion. Just off the back door, you'll find the stairs leading down to the basement, where even more space and opportunity await. To the right, you're greeted by an oversized furnace and laundry room, complete with an attached storage roomâ€”ideal for keeping everything organized and out of sight. Continuing through the basement, you'll discover three versatile spare rooms, all newly drywalled, freshly painted, and partially finished. Whether you need extra bedrooms, a home office, gym, or media room, these spaces can be tailored to suit your lifestyle. One of the rooms even includes access to a roughed-in bathroom, ready for the installation of a toilet, shower, and sink. This property is more than just a homeâ€”it's a place full of peace, space, and endless potential to create the lifestyle you've been dreaming of. Whether you're looking to grow your own food, raise animals, or simply enjoy the quiet of country living, this acreage offers the perfect canvas.

Built in 1949

Essential Information

MLS® #	A2221497
Price	\$645,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,267
Acres	1.68
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	154055 Township Road 190a
Subdivision	NONE
City	Cassils
County	Newell, County of
Province	Alberta
Postal Code	T1R 1B8

Amenities

Parking	Gravel Driveway, Parking Pad
---------	------------------------------

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Skylight(s), Storage
Appliances	Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partially Finished, Partial

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Neighbours Behind, Native Plants
Roof	Metal
Construction	Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	97
Zoning	Residential

Listing Details

Listing Office RE/MAX 1st Choice 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.