



**85 White Pelican View  
Lake Newell Resort, Alberta**

**MLS # A2294150**



**\$445,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 38
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Res-Hamlet
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Wonderful 3 bedroom bungalow located in a quiet cul-de-sac at Lake Newell Resort. This well-maintained, move-in-ready home offers a cozy atmosphere and access to year-round outdoor activities, including boating, skating, and beach access. It is an ideal location for both a primary family residence or a vacation home. Key features include: - Main Floor: The sun-filled main level features vaulted ceilings and a spacious kitchen designed for meal preparation and entertaining. The sizable living area provides access to a wrap-around deck, perfect for enjoying summer evenings. Two spacious bedrooms and a full main bathroom complete this floor. - Walk-out Basement: This level provides a second living area with access to a patio featuring a secluded hot tub and a dedicated fire pit area. It includes a large primary bedroom and a versatile bonus room suitable for an office or flex space. A five-piece bathroom is conveniently accessible from both the primary bedroom and the hallway.