



**42 White Pelican Way  
Lake Newell Resort, Alberta**

**MLS # A2298202**



**\$745,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,871 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lake, Landscaped, Lawn, Low Maintenance L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 594
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RES-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vinyl Windows		

**Inclusions:** Downstairs fridge, downstairs stove

Now is the time to make the move to the lake and enjoy endless hours of summer fun. This home has a private yard that backs onto an expansive green space that leads to the lake and has incredible views. You are welcomed to the home by a lovely, cozy entry with a seating bench that doubles as a storage unit. The main level is a warm, bright space with a functional kitchen that has recently been updated with freshly painted two tone cupboards, a new Bosch dishwasher, a new counter depth fridge, new light fixtures and modern floating shelves. The main living space boasts 20 foot ceilings with a natural gas fireplace and is open to the dining area that leads to the upper back deck. There is access to the attached, heated garage through the oversized main floor laundry. Upstairs provides a view of the open living room and has three bedrooms including the generous primary suite with a large walk-in closet and a 5 piece bath including a soaker tub, separate shower, double vanity and a makeup desk. There are two additional good sized bedrooms and the main four piece bath on the upper floor. The lower level of the home is a walk-out that leads to a beautiful patio and yard with a firepit. There is a bedroom, dining area and living room complete with a kitchenette making it perfect for guest or potentially an air bnb. There is also a three piece bath, laundry hook-ups, and plenty of storage. This is a great opportunity to live the lake life at an affordable price. Have a look today and GET MOVING IN THE RIGHT DIRECTION!