



**16 Blue Heron Court S
Lake Newell Resort, Alberta**

MLS # A2313520



\$559,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.29 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landsco		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 585
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-HAM
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: none

Don't miss this Excellent opportunity to afford your home at the lake! NO hail damages to this tough good looking stucco exterior! Step right in to the spacious front entry and the adjoining, bright open living room + dining room areas. The open well designed kitchen has dark cabinets, sparkling quartz countertops with stainless appliances. Upstairs provides 3 good sized bedrooms, a large 4 pc. bathroom and 3 pc. ensuite in the grand primary bedroom. A 27 ft. deep, garage gives easy access to a nicely planned common entry, with a coat closet, a shared laundry, 2 pc. bathroom, and private entry to the lower 1 bedroom basement. Special Features include: 4 vehicle front drive parking pad; big dbl. heated garage, convient vac system, central air conditioning, 12 x 12 trex deck incl. natural gas BBQ outlet; chainlink fenced backyard; hot tub ; firepit. Your opportunity to live the lake life, enjoy swimming, boating, paddle boards and fishing, is waiting here for you. Seller requests that all Buyers must provide a written mortgage pre approval from the lender, prior to viewing the home.