



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

MLS # A2316875



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Lake, Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES-H
Foundation:	Preserved Wood	Utilities:	-
Features:	Bookcases, Natural Woodwork, Open Floorplan, Storage		

Inclusions: Downstairs bookshelves, shed, downstairs fridge

Lake life is within reach with this perfectly priced home. The property has a view of the lake from the low maintenance front porch and is just a short walk to the park and public beach. As you enter the home you will first notice the bonus room, full of natural light that could be a great home office, another bedroom or a cozy place to curl up and enjoy your next page turning book. The main living area of the home is an open space with a functional kitchen featuring plenty of storage, including a pantry and an island, a dining area that has a garden door leading to the upper, low maintenance deck with a newer pergola, and the living room with a view of the mature yard and common green space. The primary bedroom is spacious enough for a king bed, has an wall of closets along with a private door to the 3 piece main floor bath. There is another bedroom and main floor laundry, with access to the garage, that complete the main floor. As you make your way to the lower level you will appreciate the large windows including the garden door that leads to the covered patio and fenced yard. The generous family room is complimented by the natural gas fireplace and bookshelves. There are two more bedrooms, a 4 piece bath and a large utility room allowing for all of your storage needs on the lower level. Additional features and improvements to this well maintained home include a new furnace in 2024, updated hot water tank, new shingles in 2019 , a new rubberized driveway and exterior storage in the shed and under the front deck. This one is sure to move fast so if you're looking for your first home, downsizing or wanting a lake home to retreat to have a look today and GET MOVING IN THE RIGHT DIRECTION!