



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

MLS # A2320346



\$380,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	940 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Aggregate, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Gentle Sloping, Irregular Lot, Lawn, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	\$ 410
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RH
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Central A/C, Blinds

Good things come in small packages, and this one was worth the wait... Start living the Lake Newell Resort lifestyle at an entry-level price with a home that is appealing, down to every detail. Whether you're looking for a year-round residence, weekend getaway, or investment opportunity, this beautifully finished property offers comfort, style, and room to grow. Inside, you'll find 2 bedrooms, 1 bathroom and an inviting open-concept layout highlighted by soaring vaulted ceilings and striking windows that create a bright and spacious feel. The stunning white kitchen is the heart of the home, featuring quartz countertops, modern finishes and thoughtful design that blends beauty with functionality. Gorgeous flooring flows throughout, adding big style, warmth and continuity to the space. The undeveloped walkout basement presents an exciting opportunity to expand your living space and customize it to suit your lifestyle. Create additional bedrooms, a family room, home gym, recreation area, or the ultimate guest retreat - the possibilities are endless. This home also features a metal roof, air conditioning, updated light fixtures, a pantry, large asphalt driveway, a deck with front row seats to prairie sunsets and so much more. Located in the highly sought-after community of Lake Newell Resort, you'll enjoy easy access to boating, fishing, swimming, paddleboarding, and all the recreational opportunities that make lake life so special. Move-in ready and meticulously maintained, this is your chance to enjoy a stunning home without breaking the budget. Affordable, stylish, and full of potential - this is the one you've been waiting for. Come for the living and stay for the lifestyle!!