



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

91 White Pelican View Lake Newell Resort, Alberta

MLS # A2333793



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,171 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Preserved Wood
Features:	Bar, Jetted Tub, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 34
LLD:	-
Zoning:	RH
Utilities:	-

Inclusions: N/A

Welcome to life at Lake Newell Resort, where every day feels like a getaway. Tucked into a quiet cul-de-sac and just steps from the beaches and marina, this beautifully designed home offers the perfect blend of lake living, modern comfort, and year-round enjoyment. Backed by open green space with extra space for the kids to play! Features both an upper deck and a lower walk-out patio, creating seamless indoor–outdoor living. Whether you’re relaxing in the hot tub, gathering around the firepit, or enjoying morning coffee overlooking the open space, this home is built for connection and calm. Inside, the bright open floor plan welcomes you with generous natural light and comfortable flow. The home offers 4 bedrooms and 3 bathrooms, including a private 3-piece ensuite in the primary bedroom. The fully developed walk-out lower level is an entertainer’s dream — complete with a wet bar (kitchenette), spacious family room, and direct access to the backyard oasis. Perfect for hosting friends after a day on the lake. A double attached garage adds convenience and storage for all your lake toys, making this home as practical as it is inviting. This is your chance to live in one of Southern Alberta’s most beloved lake communities — where beaches, boating, and a welcoming neighborhood are right outside your door.