



GRASSROOTS
REALTY GROUP

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14 White Pelican Way
Lake Newell Resort, Alberta

MLS # A2340225



\$949,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,739 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Beach, Landscaped, Lawn, Rectangular Lot,		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 643
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	Res-Hamlet
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Counter Top 'Jenn Air' Stove, Wall Mount Oven, Microwave, Reverse Osmosis System, Dishwasher, Washer/Dryer, Custom Wall Art (above staircase), All Window Coverings, Slate Top Pool Table & Accessories, Central Vac & Attachments, Custom Built 'Dual' Desk Office Unit(basement), Central Air Conditioner, EGDO & '1' Remote

LUXURY LAKEFRONT LIVING at Lake Newell Resort. Immaculate, the one and only original owner of this luxury home in the highly sought-after Lake Newell Resort, built by reputable KENCO CONSTRUCTION. This exceptional property captures breathtaking lake views from nearly every room and features a stunning wall of windows, on both the main floor(with 9' ceilings) and lower level (with 8'6" ceilings), filling the home with natural light while showcasing the spectacular view of the lake. The chef-inspired kitchen is designed for both entertaining and everyday living, as the spacious layout offers 4 Bedrooms, Office/Den, Workout Room, and 3 Full Bathrooms, including a walk-out basement with a cozy fireplace. A custom-built office with dual desks provides the perfect workspace for many options, while the billiard table and accessories create an inviting space for family and friends to gather. On cooler nights, step outside to enjoy the custom brick fire pit area, perfect for relaxing evenings under the stars. With the beautiful marina nearby and miles of walking and biking paths at your doorstep, this is more than a Home.....It's a LIFESTYLE! Lake Newell Resort is truly a hidden gem, offering the perfect blend of luxury, recreation, tranquility and year-round enjoyment. Properties of this quality and location are rarely available—don’t miss your opportunity to own a remarkable piece of lakeside Alberta living!