



GRASSROOTS
REALTY GROUP

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**71 White Pelican Court
Lake Newell Resort, Alberta**

MLS # A2352426

\$548,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 572
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RH
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Hot tub

For more information, please click the "More Information" button. Embrace the Ultimate Lakeside Lifestyle at Lake Newell Resort. This bright, open-concept bungalow offers a peaceful lakeside lifestyle just one to two minutes from local beaches. Access to the marina, tennis court, and parks. The main floor features a spacious, sun-filled kitchen with plenty of pantry space, a cozy family room with a gas fireplace and dining area. All open with a back deck overlooking beautiful, expansive green space. The primary bedroom includes a walk-in closet and a four-piece ensuite with a jetted tub, complemented by a second upstairs bedroom and a convenient half bath. A highlight of the property is the attached, climate-controlled garage, which is fully equipped with heating, air conditioning, a dehumidifier, and an indoor hot tub. Downstairs, the functional walk-out basement is divided by a central laundry room; one side hosts a bedroom, a utility room, a three-piece bathroom, and storage, while the other opens into a bright, independent illegal suite with big windows, a full living area, a good-sized kitchen, a bedroom, an office, and another three-piece bath—making it ideal for rental potential income or multi-generational families. The property is completed by a private, irrigated yard with fruit trees and an outdoor fire pit, blending seamlessly into the surrounding green space.