

77 White Pelican Way
Lake Newell Resort, Alberta

MLS # A2271044



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Sloped Down, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, MicroHood, Washer/Dryer, Blinds, Central Vac & Attachments, Central A/C, Garage Door Opener & Remote, Piano

Welcome to 77 White Pelican Way - Modern elegance with a side of lakeside comfort! This sparkling home at Lake Newell Resort gleams impeccably from top to bottom. Welcoming you with stunning style, the living room draws you into the bright heart of the home. This main area will instantly impress you! Featuring hickory hardwood floors, tall bright windows and neutral paint, the natural light highlights every square inch of this beautiful space. With its open concept, the flow through the kitchen, living room and dining room is seamless. With an office/den, full bathroom and garage access, everything you need for the day is within reach and completes this level. Enjoy the continuance of the gorgeous flooring from the main floor and up to the 2nd storey. Beamed ceiling features are also upstairs, with vaulted ceilings adding to the design. The Primary suite is a dream, featuring a full ensuite, walk in closet and gorgeous sunrise views from the private balcony. Down the hall are an additional 3 bedrooms; 2 of which also feature balcony access, facing westerly. An additional full bathroom with a tub and shower as well as a separate laundry room finish off the tour upstairs. The basement is a blank slate with 9 ft ceilings and a head start of drywalled walls on the perimeter. There's plenty of room here for your own family or to host guests for a weekend at the lake! Watch the water sparkle from across the street and enjoy the expansive green space from the back of the home where you can watch the kids run and play all day long. Enjoy the many benefits that this home has to offer including central a/c, central vac, on demand hot water, attached garage and much, much more! The Lake Newell Resort community offers acres of green grass, parks and playgrounds, tennis courts and of course, the beaches and water! It's easy to see how life at the lake could

be pretty easy to get used to! Lake Newell is a Southern Alberta destination! With its warm, clear water, one of the largest man-made lakes in our province attracts sportsmen and travellers for many reasons. Lake Newell Resort boasts a collection of beautiful homes for full time residents, along with seasonal visitors! Offering a marina, boat slips, playgrounds, parks, beaches and a sense of community that is pretty hard to beat, it's located approximately 10 km south of Brooks, Alberta. You could be enjoying "Lake Life" sooner than you think - an awesome option for family summers and an amazing place to call HOME. Come for the living and stay for the lifestyle!