

\$46,900 - 49 White Pelican Way, Lake Newell Resort

MLS® #A2122421

\$46,900

0 Bedroom, 0.00 Bathroom,
Land on 0.11 Acres

NONE, Lake Newell Resort, Alberta

There is no cheaper lake lot available in Southern Alberta. This is a fully serviced, walk out, and build ready opportunity in the welcoming community of Lake Newell Resort. There is no time commitment to build on the lot, architectural controls are easily met, and the nearby community of Brooks offers all of the amenities that you need. Just steps away is lake access to a year round aquatic playground including a maintained beach, public marina, parks, playgrounds, and even tennis courts. Just ten minutes from Brooks, and under two hours from Calgary/Lethbridge: Lake Newell is the warmest, clearest and cleanest lake in Southern Alberta. You owe it to yourself to see what Lake Newell has to offer. This lot offers new home plans custom to this location, and the absence of GST make this an exceptional value.

Essential Information

MLS® #	A2122421
Price	\$46,900
Bathrooms	0.00
Acres	0.11
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address 49 White Pelican Way



Subdivision	NONE
City	Lake Newell Resort
County	Newell, County of
Province	Alberta
Postal Code	T1R 0X5

Amenities

Amenities	Beach Access, Boating, Picnic Area, Playground
Utilities	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Sewer Available

Exterior

Lot Description	Backs on to Park/Green Space, Gentle Sloping, No Neighbours Behind, Seasonal Water, Street Lighting, Yard Drainage, Sloped Down, Zero Lot Line
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School Information

District	Grasslands Regional Division No. 6
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Additional Information

Date Listed	April 12th, 2024
Days on Market	202
Zoning	HR

Listing Details

Listing Office	Royal LePage Community Realty
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