

\$463,000 - 41 White Pelican Way, Lake Newell Resort

MLS® #A2067018

\$463,000

3 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.14 Acres

NONE, Lake Newell Resort, Alberta

Have you been looking for a home or cottage on one of Alberta's most amazing lakes? Lake Newell is a fantastic place to call home, or even to have a home away. 41 White Pelican Way provides a three bedroom home that is near maintenance free, and even provides its own ambitious income stream. The main home area provides an amazing retreat that is over built to ensure years of comfort. High quality custom features include millwork, kitchen counters, flooring, illuminated exterior railings, and a main floor laundry. The private owners retreat is tucked away on the upper level, and is uniquely designed with a walk in closet, private bath with views to open floor plan below. The lower level has a modest and private suite, that can be accessed as part of the main home, or kept separate for year round income. Deck views are unmatched over a natural area and water features, and shoreline. Owners will be rewarded with year round views of wild life, water and prairie. The over sized garage is 28 ft deep and can accommodate a boat, with a mezzanine for toys and treasures. Recent Air BnB rentals make this home an amazing way for you to have a home or cottage that can pay for itself. Given the established income and amazing continued potential, this home is a very strong consideration for anyone looking to be a super-host, part-time provider, or even someone looking for an amazing opportunity to to live "the lake life" Exclusive private showings must be scheduled in advance.



Book early You will not be disappointed.

Built in 1999

Essential Information

MLS® #	A2067018
Price	\$463,000
Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	41 White Pelican Way
Subdivision	NONE
City	Lake Newell Resort
County	Newell, County of
Province	Alberta
Postal Code	T1R 0X5

Amenities

Amenities	Beach Access, Boating, Park, Playground
Parking Spaces	5
Parking	Concrete Driveway, Single Garage Attached
Waterfront	Canal Access

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage

	Control(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Factory Built, Great Room, Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Cleared, Environmental Reserve, Lawn, Gentle Sloping, No Neighbours Behind, Seasonal Water, Street Lighting, Yard Drainage, Sloped Down, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Silent Floor Joists, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2023
Date Sold	February 21st, 2024
Days on Market	216
Zoning	RES H
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.