

\$399,000 - 71 White Pelican Court, Lake Newell Resort

MLS® #A2069314

\$399,000

5 Bedroom, 4.00 Bathroom, 1,272 sqft
Residential on 0.13 Acres

NONE, Lake Newell Resort, Alberta

WELL MAINTAINED BUNGALOW WITH
WALKOUT BASEMENT AT DESIRABLE
LAKE NEWELL RESORT.

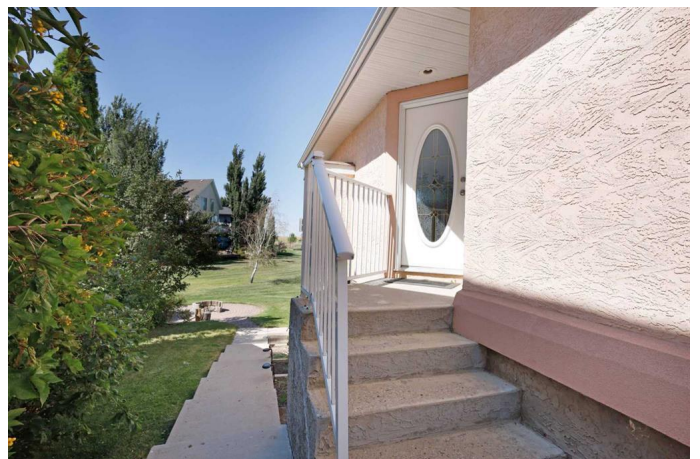
This home is a snowbirds dream! Lake living during the warmer months while having a room mate in place to take care of the home over the winter!

This fantastic 5 bedroom, 3.5 bathroom home has a unique layout making it optional to keep 2 bedrooms up, 1 bedroom down along with 2.5 bathrooms for the owner while having a separate basement suite offering an additional 2 bedrooms, 1 bathroom, kitchen & living space.

No need for room mates? This home easily works as a single family or multigenerational home as well.

The main floor offers an open concept design. An inviting living room has a beautiful gas fireplace with warm oak mantle and built-in cabinetry. A family sized kitchen offers white kitchen cabinetry with loads of countertop space and storage. A well placed dining area leads to the garden doors accessing the back deck which overlooks the back yard and green space behind the home.

The primary suite accommodates king sized furnishings and offers a terrific walk-in closet and 4pce ensuite with relaxing jacuzzi tub &



separate shower.

A 2nd bedroom makes a great office, kids room or guest room and has a 2 piece bath placed conveniently nearby.

The walk out basement is thoughtfully divided by a shared laundry space. One side offers a bedroom and 3pce bathroom ideally used for the owner. The other side features walk out entry with eat-in kitchen, living room, 2 bedrooms and 4pce bathroom. This is a great space for visiting friends & family to stay or for having a room mate / house sitter.

This home has many upgrades and desirable features including central air conditioning (new in 2022) central vacuum, 2 furnaces with separate thermostats and u/g sprinklers. Shingles are approximately 8 years old.

There's more to love here! A 21' x 26' heated garage and front concrete driveway along with a beautifully landscaped yard, patio and cozy brick fire pit.

This home is exceptionally located steps from the beach with easy access down the sweetest little boardwalk. It also enjoys front and back green space views.

If you're looking for a change of pace or just love to be by the water then this home may be the perfect fit. Call today to schedule your showing.

Built in 1997

Essential Information

MLS® #	A2069314
Price	\$399,000
Sold Price	\$392,500

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,272
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	71 White Pelican Court
Subdivision	NONE
City	Lake Newell Resort
County	Newell, County of
Province	Alberta
Postal Code	T1R 0X5

Amenities

Amenities	Beach Access, Boating, Park, Playground, Racquet Courts, RV/Boat Storage, Trash
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage

Interior

Interior Features	Bookcases, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, None
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Lawn, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2023
Date Sold	November 18th, 2023
Days on Market	113
Zoning	RH
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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