

\$470,000 - 19 Blue Heron Court, Lake Newell Resort

MLS® #A2125492

\$470,000

3 Bedroom, 4.00 Bathroom, 1,442 sqft

Residential on 0.11 Acres

NONE, Lake Newell Resort, Alberta

LAKE NEWELL RESORT - Only 15 km south of Brooks! Immaculately maintained & move in ready - this 2 storey home is a little piece of paradise & is available just in time for you to enjoy the summer months . The bright & airy kitchen boasts a spacious sit-up island, newer appliances & sight lines into the cozy family room create the open concept so many families are looking for. The upper level is the dedicated area for the primary bedroom with his & her closets & 4 piece ensuite, 2 additional bedrooms & main bathroom with sky light feature . The lower level offers a bright rec / family room, 3 piece bathroom & ample storage space. Enjoy your morning coffee in the screened in deck overlooking the backyard & green space - while the other portion of the deck is open for bar-b-queuing & summer dining. Other features: double car garage, air conditioning, UG sprinklers, gas fireplace in the living room & main floor laundry. Lake Newell is one of southern Alberta's largest & warmest man-made lakes - just a short walk away is the marina, public beach, tennis courts & playground. It's a great community where you can enjoy a lifestyle of outdoor adventures.



Built in 2008

Essential Information

MLS® # A2125492

Price \$470,000

Sold Price	\$445,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,442
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	19 Blue Heron Court
Subdivision	NONE
City	Lake Newell Resort
County	Newell, County of
Province	Alberta
Postal Code	T1R 0X5

Amenities

Amenities	Beach Access, Boating, Play
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorpla
Appliances	Dishwasher, Electric Stov Washer/Dryer, Window Cove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior



Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2024
Date Sold	May 28th, 2024
Days on Market	29
Zoning	R-H
HOA Fees	460.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Foothills Real Estate
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