

\$515,000 - 20 Blue Heron Court, Lake Newell Resort

MLS® #A2150733

\$515,000

4 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.10 Acres

NONE, Lake Newell Resort, Alberta

Welcome to 20 Blue Heron Court! Modern elegance with a splash of lakeside comfort! This sparkling, executive home at Lake Newell gleams impeccably from top to bottom. Welcoming you with stunning style, the 2 storey foyer draws you into the bright heart of the home. This styled main area will instantly impress you... the kitchen with its crisp white cabinetry, spacious eat up bar, stainless appliances and a gorgeous feature wall in the dining area. Bright, large windows allow natural light to soak every feature of the kitchen, dining area and living room. Enjoy the continuance of gorgeous vinyl plank flooring throughout the main floor and the contrasting fresh, neutral paint. The Primary suite is also on the main floor, along with its own 4 piece ensuite and spacious closet. Up a small set of stairs are 2 storybook bedrooms, each with their own window seats to enjoy as a cozy place to watch the most beautiful sunsets from. With 4 bedrooms and 3 bathrooms total, enjoy even more space in the extra large family room in the basement. High ceilings are the focal point, making it feel like a continuance of the upstairs living areas. The signature touch of this home? The most INCREDIBLE screened in deck off of the dining room! Enjoy private, cozy, bug free evenings outdoors with wonderful views across the vast green space and a twinkle of the water to host guests for a weekend at the lake! Watch the water sparkle from the bonus room windows 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, heated attached garage, underground sprinklers and much more! Surrounded by lush landscaping, this immaculate home gets an A+ both inside and out! 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! *School busses to Brooks from the Resort.

Built in 2008

Essential Information

MLS® #	A2150733
Price	\$515,000
Sold Price	\$500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,284
Acres	0.10
Year Built	2008

Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	20 Blue Heron Court
Subdivision	NONE
City	Lake Newell Resort
County	Newell, County of
Province	Alberta
Postal Code	T1R0X5

Amenities

Amenities	Beach Access, Boating, Clubhouse, Racquet Courts, Trash
Parking Spaces	4
Parking	Double Garage Attached, Off

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped, Seasonal Water, Underground Sprinklers, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
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Date Sold	September 10th, 2024
Days on Market	53
Zoning	R-HAM
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre
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