



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

417, 145008 Cottage Road
Rural Newell, County of, Alberta

MLS # A2228897



\$575,000

Division:	Kinbrook Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,948 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, H		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES-Recreational
Foundation:	None	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Vinyl Windows		

Inclusions: n/a

CABIN LIFE, LAKE LIFE ! Whether you're looking for the perfect weekend getaway or a peaceful year-round home, this beautifully maintained cabin-style property in Kinbrook Island Provincial Park checks all the boxes! Step inside to an open-concept main floor filled with natural light. The spacious living room features a cozy wood-burning stove, and the kitchen + dining area offers plenty of counter space, cabinetry, and a gas stove for those who love to cook. You'll also find a large primary bedroom, full bathroom, main floor laundry, and a utility room for added convenience. Upstairs, the loft-style layout includes two more bedrooms, a half bath, and a huge family room that leads out to the upper deck — perfect for morning coffee or summer evening hangouts. Outside, the yard is beautifully kept and includes a screened-in patio so you can enjoy the outdoors bug-free. The double detached garage features radiant heat and a 220V panel — great for storage, hobbies, or even a workshop. This home is located within Kinbrook Island Provincial Park, right on the shores of Lake Newell — one of Southern Alberta's largest and warmest lakes. With easy access to boating, swimming, fishing, paddleboarding, and more, you'll have endless opportunities for lake life fun just steps from your door. School bus services is available, making this a great option for families, retirees, or anyone looking for a balance of nature and convenience. A rare opportunity to own a slice of cabin paradise — book your showing today!