



GRASSROOTS
REALTY GROUP

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95 white pelican View Lake Newell Resort, Alberta

MLS # A2233785

\$79,900



Division: NONE

Lot Size: 0.10 Acre

Lot Feat: Backs on to Park/Green Space

By Town: -

LLD: -

Zoning: RR2

Water: -

Sewer: -

Utilities: -

GREAT PRICE, vacant lot on white pelican view. This 0.10 acre zero lot line on the south side, is fully serviced, ready to build and ideally located in the heart of Lake Newell resort. Backing onto green space, mature trees and tucked away on a quiet cul-de-sac. This is a fantastic opportunity to build your dream home, a single family walkout as a permanent residence or the perfect vacation retreat. Just a short walk to the Sandy Beach, Marina, and playgrounds, you'll enjoy year-round recreation from fishing, boating and water sports to winter skating and cozy fireside evenings. With paved access, municipal services, and just minutes from Brooks, this lot offers the size, location, and value you've been waiting for. Just a quick drive to Brooks, and easy access to Trans- Canada highway. Don't miss your chance to secure one of the best-positioned lots on white pelican. Contact your favorite agent today and take the first step towards living the lake life!