



**GRASSROOTS**  
REALTY GROUP

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**143066 191 Township**  
**Rural Newell, County of, Alberta**

**MLS # A2240647**



**\$1,600,000**

|                    |                           |
|--------------------|---------------------------|
| <b>Division:</b>   | Heinrichs Estates         |
| <b>Type:</b>       | Business                  |
| <b>Bus. Type:</b>  | Mobile/Trailer Park       |
| <b>Sale/Lease:</b> | For Sale                  |
| <b>Bldg. Name:</b> | -                         |
| <b>Bus. Name:</b>  | Heinrich Mobile Home Park |
| <b>Size:</b>       | 1,685 sq.ft.              |
| <b>Zoning:</b>     | A-GEN, R-MAN              |

|                  |                         |                       |   |
|------------------|-------------------------|-----------------------|---|
| <b>Heating:</b>  | Forced Air, Natural Gas | <b>Addl. Cost:</b>    | -   |
| <b>Floors:</b>   | -                       | <b>Based on Year:</b> | -   |
| <b>Roof:</b>     | Asphalt Shingle         | <b>Utilities:</b>     | -   |
| <b>Exterior:</b> | Stone, Vinyl Siding     | <b>Parking:</b>       | -   |
| <b>Water:</b>    | Public, See Remarks     | <b>Lot Size:</b>      | 13.79 Acres                                     |
| <b>Sewer:</b>    | Septic Field            | <b>Lot Feat:</b>      | Landscaped, Many Trees, See Remarks, Waterfront |

**Inclusions:** Main House: window coverings, (2)fridges, (2)dishwashers, gas range, electric range, (2)stand up freezers, (2)microwaves, (2)bar fridges, (2)washers, (2)dryers, commercial oven in quonset, pool table, projection screen TV, dart board, fish tank with fish, gas fire pit, rubber flooring and mirrors in 2nd bedroom, built-in vacuum and attachments, storage cabinet and shelving in garage, 2 black shelves in wood shop, hot tub and cleaning equip, (8)outbuildings. Mobile Home Park: 9 mobile homes, 9 shed, 9 fridges, 8 stoves, 9 washers, 9 dryers.

This exceptional 13.7-acre waterfront property on scenic Johnson Lake offers the rare combination of relaxed lakeside living and a growing income stream—just minutes from Brooks. At the heart of the property is a beautifully crafted, light-filled 4-bedroom home with a walkout lower level and attached triple car garage. Designed to maximize the lake views from nearly every room, the home is filled with thoughtful architectural details: slate and river rock flooring, handcrafted Diamond Willow banisters, vaulted ceilings, teak floors, and even a custom-built fish tank cabinet in the great room. Large windows in the gourmet kitchen, overlook the water of Johnson Lake setting the stage for entertaining family and friends. Enjoy every moment in an expansive kitchen featuring a gas range, granite island, custom hickory cabinetry, large walk-in pantry and garden doors that open onto a lake facing deck. The primary bedroom includes a skylight for stargazing, a luxurious ensuite with steam shower, and a large walk-in closet with a built-in laundry set. A second bedroom currently used as a gym would also be a perfect office space. The lower level is ideal for guests or extended family, offering a second full kitchen, cozy family room with stone fireplace, projection screen tv, games area, two additional bedrooms, third full bathroom, second laundry and access to the covered patio and manicured gardens. Outside, the grounds are equally impressive, featuring flagstone walkways, raised garden beds, irrigation, raised aggregate driveway and patios, storage sheds, quonset, boat house, beautiful perennial gardens, a firepit, and a private dock onto Johnson Lake—perfect for peaceful mornings or sunset paddles. In addition to the residence, the property includes a 14-unit mobile home park. Over the past three years, the current owner has made significant capital investments in upgrading

both the mobile homes and the park's infrastructure. With that work now complete, a new owner-operator can step in and immediately reap the benefits of a turnkey, income-generating business. Nine mobile homes, maintained and upgraded by the owner, are fully rented, while the remaining five pads are leased to private mobile home owners. All lots are spacious and each includes town water and a septic system. The park is quiet, well-managed, and provides a reliable income stream. Whether you're looking for a peaceful waterfront lifestyle, a smart investment, or both—this one-of-a-kind Johnson Lake property offers it all.