



GRASSROOTS
REALTY GROUP

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**13 Blue Heron View
Lake Newell Resort, Alberta**

MLS # A2289797



\$69,500

Division: NONE

Lot Size: 0.11 Acre

Lot Feat: Backs on to Park/Green Space, No Neighbours Behind, Sloped Down

By Town: Brooks

LLD: -

Zoning: HR

Water: Public

Sewer: Public Sewer

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Blue skies & blue water by 13 Blue Heron View! Come for the living and stay for the lifestyle at Lake Newell Resort! This vacant lot is surrounded by gorgeous properties and awaits yours!! Enjoy the breathtaking lake year round and finally make time for the hobbies that you love! This gorgeous lot will welcome a home with a walk-out basement with a backyard that transitions into a luscious green space with mature trees and acres to run and play! One of Southern Alberta's best kept secrets, the deep, clear waters of Lake Newell play host to some of the finest fishing, sailing, boating, kite-surfing, water sports, swimming and skating you'll find! Lake Newell is just a quick drive from the city of Brooks, just minutes off of the TransCanada Highway between Calgary and Medicine Hat. This is your chance to own a property that you won't ever want to let go of. *No GST. **Lake Newell Resort does not permit camping or seasonal RV's on vacant lots.