



**GRASSROOTS**  
REALTY GROUP

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**95 white pelican View  
Lake Newell Resort, Alberta**

**MLS # A2289884**

**\$78,500**



**Division:** NONE

**Lot Size:** 0.10 Acre

**Lot Feat:** Backs on to Park/Green Space

**By Town:** Brooks

**LLD:** -

**Zoning:** RR2

**Water:** -

**Sewer:** -

**Utilities:** -

Unbeatable price and location for this 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. Take this as an opportunity to build your dream home, as a permanent residence (single family walkout )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. 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!