



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

**MLS # A2290385**



**\$809,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,234 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lake, Landscaped, Seasonal Water, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 74
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**LAKE LIFESTYLE ~** Wake up to shimmering water views and end your days with breathtaking sunsets at this inviting lakefront home. Offering 3360 square feet of living space, this home captures the relaxed beauty of lakeside living while providing plenty of room for family, guests, and entertaining. Inside, you’ll find 4 spacious bedrooms and 3 bathrooms, giving everyone their own comfortable space to unwind. Expansive windows fill the home with natural light and frame beautiful views of the lake, creating a peaceful atmosphere throughout all living areas. The flowing layout makes everyday living easy while providing the perfect setting for hosting gatherings after a day on the water. Step outside onto the massive deck overlooking the lake, an ideal place for morning coffee, sunset dinners, or simply soaking in the tranquil surroundings. Whether you’re enjoying quiet evenings under the stars or entertaining friends and family, the deck becomes a natural extension of the home’s living space. The partially finished walk-out basement offers incredible potential—create additional living space, a recreation room, bathroom or the ultimate lakefront hangout, all with convenient access to the outdoors. With its generous layout, incredible lake views, and room to grow, this property delivers the perfect combination of comfort, lifestyle, and opportunity. Whether you’re searching for a full-time residence or a relaxing weekend escape, this lakefront home is ready to make every day feel like a getaway.