



**GRASSROOTS**  
REALTY GROUP

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**Lot 6 Kingfisher Estates Drive  
Lake Newell Resort, Alberta**

**MLS # A2294025**



**\$200,000**

**Division:** NONE

**Lot Size:** 0.26 Acre

**Lot Feat:** Gentle Sloping, Lake, No Neighbours Behind, See Remarks, Sloped Down

**By Town:** Brooks

**LLD:** 1-18-15-W4

**Zoning:** HR

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

\*Executive vacant lot overlooking Marina and Kingfisher Bay. Kingfisher Estates is the newest executive development at the lake, surrounded by magnificent estate homes! Come for the living and stay for the lifestyle at Lake Newell Resort in Southern Alberta! Enjoy the breathtaking views year round and finally make time for the hobbies that you love! 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! Just steps from the water, anchor your jet-ski or boat just offshore on sunny days! Enjoy your surroundings and wonder what took you so long to get here! Lake Newell is just a quick drive from the city of Brooks, just minutes off of the TransCanada Highway between Calgary and Medicine Hat. Purchase Price does not include GST. Lot is fully serviced. This is your chance to own a property that you won't ever want to let go of. The Lake is calling...