

# \$85,000 - 95 White Pelican View, Lake Newell Resort

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MLS® #A2233785

**\$85,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.00 Acres

NONE, Lake Newell Resort, Alberta

Welcome to this GREAT PRICE, vacant 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. This is a fantastic opportunity to build your dream home, a single family walkout as a permanent residence 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. Just a quick drive to Brooks, and 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!



## Essential Information

MLS® #	A2233785
Price	\$85,000
Bathrooms	0.00
Acres	0.00

Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	95 White Pelican View
Subdivision	NONE
City	Lake Newell Resort
County	Newell, County of
Province	Alberta
Postal Code	T1R 0V5

### Amenities

Amenities	Beach Access, Boating, Park, Picnic Area, Playground
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### Additional Information

Date Listed	June 24th, 2025
Days on Market	6
Zoning	RR2
HOA Fees	432
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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