

# \$750,000 - 43 Kingfisher Estates Drive, Lake Newell Resort

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MLS® #A2191466

**\$750,000**

3 Bedroom, 3.00 Bathroom, 2,248 sqft  
Residential on 0.33 Acres

NONE, Lake Newell Resort, Alberta

BRAND NEW BUILD - 43 KINGFISHER DRIVE is an image of modern design in the exclusive community of Lake Newell Resort. Located on an oversized .33 acre lot, with lake views, this property boasts 2248 square feet of totally uncharted living space. This home's building plans features an open concept design that smoothly blends the living & kitchen area on the main floor, which also contains the master bedroom, walk-in closet & ensuite bath. The main floor also includes a half bath, laundry room & access to the covered back. The second floor is where you will find the jewel feature of this home: an over 600 sq/ft covered deck, where you can enjoy gorgeous lake views while watching the sunrise or set. This space is especially designed as an outdoor cooking & dining area - your own private oasis. Complementary to the deck, the second floor offers a family room with a wet bar, sitting area, two bedrooms & a full bath. Other desirable features of this home include vinyl floors throughout, hardie board siding and in-floor heat for the garage and basement is roughed in. Don't miss this fantastic opportunity to own your own modern dream home in the highly sought-after community of Lake Newell Resort!! A great family community with plenty of outdoor activities all year round. Check out the 3D tour. GST is included in the purchase price.



Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191466    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,248       |
| Acres          | 0.33        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 43 Kingfisher Estates Drive |
| Subdivision | NONE                        |
| City        | Lake Newell Resort          |
| County      | Newell, County of           |
| Province    | Alberta                     |
| Postal Code | T1R 0Y5                     |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Beach Access, Playground, Park, Trash |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached                |
| # of Garages   | 2                                     |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Master Downstairs, Open Floorplan, Wet Bar, Walk-In Closet(s) |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Dishwasher            |
| Heating           | Forced Air, In Floor  |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Unfinished, Full |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Outdoor Kitchen       |
| Lot Description   | Lake                  |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Wood Siding |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | January 31st, 2025  |
| Days on Market | 153                 |
| Zoning         | Res-Hamlet (vacant) |
| HOA Fees       | 600                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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