# \$699,000 - 43 Kingfisher Estates Drive, Lake Newell Resort

MLS® #A2191466

## \$699,000

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.







## **Essential Information**

MLS® # A2191466 Price \$699,000

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 Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer

Heating Forced Air, In Floor

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

#### **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 274

Zoning Res-Hamlet (vacant)

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Foothills Real Estate

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