

# **\$725,000 - 43 Kingfisher Estates Drive, Lake Newell Resort**

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MLS® #A2191466

**\$725,000**

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	\$725,000
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	Trash, Beach Access, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s), Master Downstairs, Wet Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
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	Wood Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	January 31st, 2025
Days on Market	184
Zoning	Res-Hamlet (vacant)
HOA Fees	600
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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