

**35 Kingfisher Estates  
Lake Newell Resort, Alberta****MLS # A2244366****\$109,000****Division:** NONE**Lot Size:** 0.34 Acre**Lot Feat:** Back Yard, Backs on to Park/Green Space, Cleared, Corners Marked, F**By Town:** -**LLD:** -**Zoning:** R-SD**Water:** -**Sewer:** -**Utilities:** -

Build at Your Own Pace—Steps from the Water at Lake Newell Discover the perfect place to build your dream home in one of southern Alberta's best-kept secrets—Lake Newell. This generously sized residential lot offers a peaceful escape just 13 minutes from the City of Brooks. Ideally located close to the water, beach, and marina, you'll enjoy easy access to swimming, boating, and all the natural beauty lake life has to offer. This fully serviced lot is ready for development with no timeline or building commitment, giving you the flexibility to plan your future on your terms. Whether you're looking to build a year-round home, a weekend retreat, or invest for the future, this property offers unmatched potential in a quiet and scenic lakeside setting. Don't miss the chance to secure your piece of paradise at Lake Newell—where peaceful living meets everyday convenience. Call your agent today for HOA building guidelines, community information, or just to talk about great this community is.