



**Lot 4 Kingfisher Estates Drive  
Lake Newell Resort, Alberta**

**MLS # A2258995**



**\$185,000**

**Division:** NONE

**Lot Size:** 0.26 Acre

**Lot Feat:** Lake, Seasonal Water, Sloped Down, Waterfront

**By Town:** Brooks

**LLD:** -

**Zoning:** HR

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

\*Lot 4\* Build your DREAM HOME here! This spectacular "Kingfisher Estates" waterfront lot overlooks the serene "Kingfisher Bay" of Lake Newell, with exceptional Marina views. One of Southern Alberta's best kept secrets, the deep, clear waters of Lake Newell play host to some of the finest fishing, sailing, boating, kite-surfing, water sports, swimming and skating you'll find! Just steps from the water, anchor your jet-ski or boat just offshore on sunny days! Lake Newell is just a quick drive from the city of Brooks, just minutes off of the TransCanada Highway between Calgary and Medicine Hat. Lake Newell Resort... Come for the living, stay for the lifestyle!