

**21 Blue Heron Court**  
**Lake Newell Resort, Alberta**

**MLS # A2273388**



**\$489,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b> 2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Gentle Slope	

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 43
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Wall mount downstairs		

Welcome to this affordable, four bedroom, four-bath home set in the desirable community of Lake Newell Resort. Offering over 1,900 square feet across three thoughtfully designed levels, this home delivers comfort, function, and an unbeatable lakeside lifestyle. South-facing windows fill the main living areas with natural light while providing serene views of the beautifully maintained green space. The layout includes spacious bedrooms, updated bathrooms, and inviting common areas that make everyday living effortless. The home is in solid condition throughout, giving buyers peace of mind and the freedom to settle in quickly. Perfectly positioned just steps from the private beach area, and a short walk to the park and sports courts, outdoor recreation is always at your doorstep. Recent community upgrades—including the newly constructed pathway system and freshly paved streets—ensure a smooth and efficient commute to Brooks. Affordable, well cared for, and located in one of the region's most sought-after lake communities, this property is a rare opportunity that won't remain available for long. If you're looking for a good sized family home, a cottage or even a resort rental, this may be your opportunity. Make a plan for a visit soon.