

**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!