

# **\$575,000 - 417, 145008 Cottage Road, Rural Newell, County of**

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MLS® #A2228897

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,948 sqft  
Residential on 0.11 Acres

Kinbrook Park, Rural Newell, County of, Alberta

## **CABIN LIFE, LAKE LIFE !**

Whether you're looking for the perfect weekend getaway or a peaceful year-round home, this beautifully maintained cabin-style property in Kinbrook Island Provincial Park checks all the boxes! Step inside to an open-concept main floor filled with natural light. The spacious living room features a cozy wood-burning stove, and the kitchen + dining area offers plenty of counter space, cabinetry, and a gas stove for those who love to cook. You'll also find a large primary bedroom, full bathroom, main floor laundry, and a utility room for added convenience. Upstairs, the loft-style layout includes two more bedrooms, a half bath, and a huge family room that leads out to the upper deck – perfect for morning coffee or summer evening hangouts. Outside, the yard is beautifully kept and includes a screened-in patio so you can enjoy the outdoors bug-free. The double detached garage features radiant heat and a 220V panel – great for storage, hobbies, or even a workshop. This home is located within Kinbrook Island Provincial Park, right on the shores of Lake Newell – one of Southern Alberta's largest and warmest lakes. With easy access to boating, swimming, fishing, paddleboarding, and more, you'll have endless opportunities for lake life fun just steps from your door. School bus services is



available, making this a great option for families, retirees, or anyone looking for a balance of nature and convenience. A rare opportunity to own a slice of cabin paradise â€” book your showing today!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228897          |
| Price          | \$575,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,948             |
| Acres          | 0.11              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 417, 145008 Cottage Road |
| Subdivision | Kinbrook Park            |
| City        | Rural Newell, County of  |
| County      | Newell, County of        |
| Province    | Alberta                  |
| Postal Code | T1R1C1                   |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Off Street |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Vinyl Windows |
|-------------------|--|

|                 |  |
|-----------------|--|
| Appliances      | Gas Stove, Portable Dishwasher, Refrigerator, Washer/Dryer Stacked |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Family Room, Wood Burning Stove                                    |
| Basement        | None   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Storage                             |
| Lot Description   | Back Yard, Front Yard, Landscaped, Standard Shaped Lot |
| Roof              | Metal  |
| Construction      | Vinyl Siding   |
| Foundation        | None   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | June 7th, 2025   |
| Days on Market | 11               |
| Zoning         | RES-Recreational |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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