

# **\$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
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Appliances	Gas Stove, Refrigerator, Washer/Dryer Stacked, Portable Dishwasher
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	40
Zoning	RES-Recreational

## Listing Details

Listing Office	eXp Realty
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