

\$1,600,000 - 143066 191 Township, Rural Newell, County of

MLS® #A2233838

\$1,600,000

4 Bedroom, 3.00 Bathroom, 1,685 sqft
Residential on 13.79 Acres

Heinrichs Estates, Rural Newell, County of,
Alberta

This exceptional 13.7-acre waterfront property on scenic Johnson Lake offers the rare combination of relaxed lakeside living and a growing income stream—just minutes from Brooks.

At the heart of the property is a beautifully crafted, light-filled 4-bedroom home with a walkout lower level and attached triple car garage. Designed to maximize the lake views from nearly every room, the home is filled with thoughtful architectural details: slate and river rock flooring, handcrafted Diamond Willow banisters, vaulted ceilings, teak floors, and even a custom-built fish tank cabinet in the great room. Large windows in the gourmet kitchen, overlook the water of Johnson Lake setting the stage for entertaining family and friends. Enjoy every moment in an expansive kitchen featuring a gas range, granite island, custom hickory cabinetry, large walk-in pantry and garden doors that open onto a lake facing deck.

The primary bedroom includes a skylight for stargazing, a luxurious ensuite with steam shower, and a large walk-in closet with a built-in laundry set. A second bedroom currently used as a gym would also be a perfect office space. The lower level is ideal for guests or extended family, offering a second full kitchen, cozy family room with



stone fireplace, projection screen tv, games area, two additional bedrooms, third full bathroom, second laundry and access to the covered patio and manicured gardens. Outside, the grounds are equally impressive, featuring flagstone walkways, raised garden beds, irrigation, raised aggregate driveway and patios, storage sheds, quonset, boat house, beautiful perennial gardens, a firepit, and a private dock onto Johnson Lake—perfect for peaceful mornings or sunset paddles. In addition to the residence, the property includes a 14-unit mobile home park. Over the past three years, the current owner has made significant capital investments in upgrading both the mobile homes and the park’s infrastructure. With that work now complete, a new owner-operator can step in and immediately reap the benefits of a turnkey, income-generating business. Nine mobile homes, maintained and upgraded by the owner, are fully rented, while the remaining five pads are leased to private mobile home owners. All lots are spacious and each includes town water and a septic system. The park is quiet, well-managed, and provides a reliable income stream. Whether you're looking for a peaceful waterfront lifestyle, a smart investment, or both—this one-of-a-kind Johnson Lake property offers it all.

Built in 2013

Essential Information

MLS® #	A2233838
Price	\$1,600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,685
Acres	13.79

Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	143066 191 Township
Subdivision	Heinrichs Estates
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 0P5

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes
Waterfront	Lake, Lake Front, See Remarks, Waterfront

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Oven, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Garden, Lake, Landscaped, See Remarks, Many Trees, Waterfront
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	4
Zoning	A-GEN, R-MAN

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.