

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

MLS® #A2240647

\$1,600,000

0 Bedroom, 0.00 Bathroom,
Commercial 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® #	A2240647
Price	\$1,600,000
Bathrooms	0.00
Acres	13.79
Year Built	2013
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

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

Amenities

Is Waterfront	Yes
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Interior

Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Lot Description	Landscaped, Many Trees, See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	11
Zoning	A-GEN, R-MAN

Listing Details

Listing Office	Sotheby's International Realty Canada
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