



GRASSROOTS
REALTY GROUP

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**4, 70420 Range Road 245 Road
Rural Greenview No. 16, M.D. of, Alberta**

MLS # A2214420



\$175,000

Division: NONE

Lot Size: 3.01 Acres

Lot Feat: Corners Marked, See Remarks

By Town: Ridgevalley

LLD: 30-70-24-W5

Zoning: CR3

Water: None

Sewer: None

Utilities: See Remarks

HUGE PRICE REDUCTION! Opportunity knocks! Looking for your own personal recreational getaway or the perfect spot to build your forever home? Located within minutes of Sturgeon Lake between Cosy Cove and The Narrows, this three plus acres parcel provides a lovely mixture of cleared grassed areas, large clusters of mature trees, and both flat and gently sloped areas. The new owner is sure to appreciate the added privacy from the environmental reserve that borders the property's south boundary and the thick stand of trees along the east and north boundaries. Do not miss this opportunity to own your own piece of paradise, where you will be able to make memories for years to come as you host family and friends camp outs and more. Call your favorite Realtor to view this property and start setting up 'home' so you can start enjoying summer at the Lake! Please DO NOT drive on the land.