



**GRASSROOTS**  
REALTY GROUP

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**132-70544 Range Road 243**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2223317**



**\$350,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,092 sq.ft.  | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Carport, Gravel Driveway, Oversized                                       |               |                   |
| <b>Lot Size:</b> | 0.27 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Garden, Lake, Landscaped, Many Trees, See Remarks, Yard Light |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas, Wall Furnace   | <b>Water:</b>     | Well  |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | Septic Tank   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | See Remarks   | <b>LLD:</b>       | 33-70-24-W5   |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | CR-3  |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Phone |
| <b>Features:</b>   | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Stone Counters |                   |   |
| <b>Inclusions:</b> | N/A   |                   |   |

WHY LIVE IN THE CITY WHEN YOU CAN LIVE IN PARADISE FOR THE SAME PRICE! One of a kind, 4 SEASON living at Sturgeon Lake! 50 ft from the waterfront and only 50 ft off the pavement. The IDEAL location at the NARROWS SUBDIVISION- an area where you OWN YOUR LAND and HAVE THE ABILITY TO MORTGAGE THE PROPERTY. ONLY 52 MINUTES FROM G.P. and 15 MIN FROM VALLEYVIEW. Whether you're looking for that retirement home, lake life getaway or primary year-round residence, here it is! EXTENSIVELY REMODELED from sub-floor to ceiling, everything's been upgraded. From luxury vinyl plank to imported Italian white brick feature walls, backsplash, baseboards, window/door casings, handcrafted shiplap ceiling planks, custom beam accents, all custom lighting, all high-end plumbing fixtures, high-grade quartz countertops, hardware, sinks, laundry organizer and much more! The wide-open concept main floor offers an abundance of natural light, ideal for all entertaining. Bright and white the kitchen with gold accents includes farm sink, pantry, brick backsplash, large baking station height countertop, and spacious island with seating/storage. Stunning bathroom with custom shower including Moen fixtures, large countertop with makeup vanity, and custom shiplap accents. Living room features a full brick wall, cozy retro gas fireplace, and access to the front deck for morning coffee. Both bedrooms are generous in size while the master includes a large his n hers closet with custom organizers. Laundry room/rear entry features a custom-built organizer surrounding the washer and dryer. This West Coast vibe captures the essence of waterside living yet practical, quality-finished, and durable for all elements. PLUS 1 BEDROOM GUEST HOUSE, outhouse, woodshed/garden shed, WORKSHOP with wood stove inside, and lean-to

carport. New front deck, rear deck with grass privacy wall, and gas line for BBQ. Fully fenced w/gate and a beautiful lush tree buffer make this location one of a kind! PRIVATE BOAT LAUNCH ONLY 10 DOORS DOWN and GOLF COURSE (offering food, beverage, and entertainment) LITERALLY IN YOUR BACKYARD with direct cart access from the Narrows. 2 gas heat sources in the house, from gas fireplace on the thermostat to the wall-mounted gas unit heater in laundry/mechanical room. Septic tank for sewage and private well for your water source. Directly off the pavement and 2 nearby gas stations only minutes away for fuel and small necessities. Take in some of the best stargazing, sunrise/sunsets, golfing, year-round fishing, watersports, wildlife, sledding, 4x4'ing and outdoor activities the area offers. Welcome to the lake at this ULTIMATE ESCAPE! Seller is a licensed Realtor® in the province of Alberta. [CLICK MULTIMEDIA FOR FULL VIDEO, PHOTOS AND ALL INFO!](#)