



**GRASSROOTS**  
REALTY GROUP

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2, 70531 Rge Rd 244  
Rural Greenview No. 16, M.D. of, Alberta

**MLS # A2248478**



**\$85,000**

**Division:** NONE

**Lot Size:** 0.74 Acre

**Lot Feat:** -

**By Town:** Valleyview

**LLD:** 33-70-24-W5

**Zoning:** CR3

**Water:** None

**Sewer:** None

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Vacant lot in Eagle Ridge Estates, just steps away from Sturgeon Lake and Greenview Golf Course. CR-3 zoning allowing residential or recreational use—build a year-round home, seasonal getaway, or rental. Enjoy a peaceful setting with easy access to boating, fishing (or ice fishing), and golf. A rare opportunity in a great location where nature, recreation, and relaxation meet.