



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**SE-6-71-24-5**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2256039**



**\$175,000**

**Division:** NONE

**Lot Size:** 11.45 Acres

**Lot Feat:** Landscaped

**By Town:** Valleyview

**LLD:** 6-71-24-W5

**Zoning:** CR1

**Water:** None

**Sewer:** None

**Utilities:** -

Discover your private getaway just minutes from Sturgeon Lake and Young's Point Provincial Park. This 11.45-acre property, located off TWP 710 on Youngs Point Road, offers a rare opportunity to own land outside of a subdivision with endless potential. Property features 6 acres planted in hay crop on a south-facing hill, forest, wetland, and grassy meadow for nature lovers, two RV pads with decks and roofs, a 1999 holiday trailer plus a third open deck, outhouse, shed, garden with additional shed, and ample storage. It also features a fire pit area, zip line, and perfectly sloped drainage—ideal for a slip-and-slide. Excellent southern views, great for relaxation or future off-grid living. Already set-up for weekends, summer fun, or future development. Whether you're looking for a recreational retreat or a place to establish your own off-grid lifestyle, this property delivers charm, functionality, and unbeatable location. Power at property line, natural gas running through (not tied in). Priced to Sell — Don't miss this opportunity! Price is plus GST.