



GRASSROOTS
REALTY GROUP

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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.