



GRASSROOTS
REALTY GROUP

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NW-29-70 -24-W5
Valleyview, Alberta

MLS # L115609



\$204,900

Division:	Rural Greenview No. 16		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1987 (31 yrs old)
Beds:	2	Baths:	1
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Gravel		

Heating:	Forced Air	Water:	Well
Floors:	-	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Taxes:	\$ 1,348
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	Deck, RV Parking		

Inclusions: All Appliances & any other furniture wanted by the buyer



2.34 ACRES WITH IN MINUTES WALK TO STURGEON LAKE WATERFRONT. YOUR FUTURE COZY COVE LOT IS SURROUNDED BY ENVIRONMENTAL RESERVE ON THE SOUTH AND EAST BORDER. SITUATED ON THIS PROPERTY IS A 900 SQ.FT RAISED BUNGALOW, GREAT FOR ALL FOUR SEASONS OF ACTIVITIES. IT OFFERS TWO BEDROOMS AND A FULL BATHROOM. THE OPEN KITCHEN IS PERFECT FOR FAMILY LAKE DAYS, WHILE THE SPACIOUS LIVING ROOM OFFERS ADDITIONAL GATHERING SPACE. ENJOY THE SUN ALL DAY LONG ON THE FRONT AND REAR DECKS AND LARGE LANDSCAPED YARD. CALL TODAY- YOU DON'T WANT TO MISS OUT ON YOUR OPPORTUNITY ON THIS AFFORDABLE GETAWAY