



43, Boyd Lakeshore
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2105293



\$429,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	680 sq.ft.	Age:	1965 (59 yrs old)
Beds:	2	Baths:	1
Garage:	Boat, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Beach, Lake, Low Maintenance Landscape, Sloped Down, Waterfront		

Heating:	Wood, Wood Stove	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	27-70-24-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	Recreational
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s)		

Inclusions: most furnishing included, 2 sheds, outhouse, wood burning antique stove, dock, pontoon boat lift

Summer is calling - be ready to enjoy this affordable private WATERFRONT cabin on Sturgeon Lake only 45 mins from GP! This charming cabin features 2 bedrooms, full bathroom with shower & updated vanity, and vinyl plank flooring throughout. Kitchen features an antique wood stove, and all appliances and most furnishing are included. You can just pack your bag and get started! Open concept with amazing views off the sunken living room and out to the deck with glass railing. At ground level there is a stone patio and firepit, 2 sheds, and an outhouse. Upgrades include retaining wall along the gravel drive which leads you down to the 128ft dock, a lift for your pontoon boat, and a newly constructed seawall. The roof and windows have also been recently replaced. Bring your friends for the weekend! - room to park 2 RVs with power hook ups. Boyd Lakeshore is a wonderful gated community with amazing neighbors, and private beach & dock for each property. Enjoy lake life with family & friends and embrace fishing, water sports, ice fishing and the peace and tranquility of this picturesque cabin on the lake!