



**GRASSROOTS**  
REALTY GROUP

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**Township Road 703A**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2113378**



**\$75,000**

**Division:** NONE

**Lot Size:** 0.91 Acre

**Lot Feat:** -

**By Town:** Valleyview

**LLD:** 19-70-23-W5

**Zoning:** CR-3

**Water:** -

**Sewer:** -

**Utilities:** -

Are you searching for an affordable canvas to build your dream home or lake retreat? Look no further! Nestled on 0.91 acres of pristine land located on the east end of Sturgeon Lake, Alberta. ZONED CR-3. This property offers an exceptional opportunity for those seeking a tranquil escape with proximity to essential amenities. Situated just across the road from the picturesque lake, this property offers unparalleled access to one of the most beautiful natural wonders in the Peace Region. Whether you're an outdoor enthusiast, a fishing/boating aficionado, golf nut or simply looking for a serene getaway, Sturgeon Lake provides an idyllic backdrop for relaxation and recreation. With just shy of an acre of land at your disposal, you have the freedom to design and build your dream home, complete with all the features and comforts you've ever imagined. This generous lot size ensures privacy and space to create your perfect oasis. Convenience is key, and this property delivers just that. You're only seconds away from the Calai gas station, 50 min from Grande Prairie and 15 min to Valleyview making it easy to access shopping, dining + entertainment options. Greenview golf course & Williamson boat launch near by! Whether you envision a year-round residence or a seasonal lake retreat, this property provides the flexibility to bring your vision to life.