



**#115 - The Narrows, 70544 Rge Rd 234
Rural Greenview No. 16, M.D. of, Alberta**

MLS # A2128416



\$249,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Cabin | | |
| Style: | Acreage with Residence, Cottage/Cabin | | |
| Size: | 913 sq.ft. | Age: | 1988 (36 yrs old) |
| Beds: | 3 | Baths: | - |
| Garage: | Multiple Driveways, Single Garage Detached | | |
| Lot Size: | 0.27 Acre | | |
| Lot Feat: | Corner Lot, Lawn, Irregular Lot, Many Trees | | |

Heating: Forced Air, Natural Gas

Water: Other

Floors: Carpet, Linoleum, See Remarks

Sewer: Septic Tank

Roof: Metal

Condo Fee: -

Basement: None

LLD: 33-70-24-W5

Exterior: Wood Siding

Zoning: CR3

Foundation: See Remarks

Utilities: -

Features: Vaulted Ceiling(s)

Inclusions: Pump, firepit, water tanks in loft, out house, lawn mower, furnishings except personal effects can be discussed

WELCOME TO CABIN LIFE AT THE NARROWS STURGEON LAKE! THE SUBDIVISION HAS GOLF COURSE & LAKE ACCESS! This 3 bedroom cabin is ready for another family to make memories for generations to come. This cabin features beautiful vaulted ceilings an open floor plan with kitchen, living room and dinning room across the front of the cabin. This also includes a wood burning fireplace to keep things toasty but also has a gas furnace that can be used year round. The 3 bedrooms are across the back (some need some flooring and drywall work). There is also a nice sized bathroom with operational sink and toilet however the shower stall is installed but not plumbed. Cabins are unique and this one is no exception. There is a ladder to a small loft space that currently holds the 200 gallon (approximate) water tank which can be filled up via pump outside and has some extra room as well. The septic tank is located outside (look for the cement lid) and is estimated at 1000 gallons. The current owners use the rain barrels to capture water and then pump it into the tanks in the loft so is not currently potable but new owner could certainly do it different. The property uses an RV pump to run the water system, the switch is located in the bathroom for easy access. There is currently no hot water / no hot water tank at this property. The cabin is built on top of concrete pads. The outside is where you will live when you are at the cabin, this property is on a corner lot and features two driveways so lots of room for company or RVs, also has tons of deck space, lots of mature trees, a fire pit area, garage, shed, wood shed and outhouse to make you cabin life complete. Everything is here you just need to make it your own! The Narrows Subdivision was first established in 1967. There are 79 residential lots in the immediate subdivision & about 6 more in the adjacent area.

There is pavement to the entrance of the subdivision. Over time, the development has evolved from a weekend community to one with permanent residences and new construction with approx 20 permanent residence. The Narrows has its own community boat launch access to Sturgeon Lake & direct access to the Greenview Golf Resort. PROPERTY IS BEING SOLD AS IS WHERE IS WITH NO WARRANTIES OR REPRESENTATIONS. THE FAMILY IS NOT AWARE OF ANY MAJOR ISSUES BUT THE PROPERTY IS "UNIQUE". There is a yearly fee approximately \$30 for a key to access the golf course from the Narrows side as it goes through private land.