



303, RR 234 71127
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2141990



\$149,900

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,257 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Beach		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	8-71-23-W5
Exterior:	Concrete, Mixed	Zoning:	R
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Introducing a charming cabin retreat nestled in the desirable Sandy Bay area. Although it requires some renovations, this property holds tremendous potential as a spacious 2-3 bedroom, 1 and a half bath recreational haven. With its idyllic location just a few steps away from the lake and a sandy beach, this property offers the perfect opportunity to create your dream getaway. As you approach the cabin, you'll be greeted by its rustic charm and serene surroundings. The detached double garage provides ample space for storing recreational equipment, vehicles, or even converting into a workshop or guest quarters. Step inside the cabin, and you'll find an open canvas awaiting your personal touch. The interior layout can be reimagined to create a cozy living space, accommodating 2-3 comfortable bedrooms and a conveniently located bathroom. With a little creativity and renovation work, you can transform this cabin into a welcoming retreat for family and friends to enjoy year-round. One of the standout features of this property is its close proximity to the lake. Just a few steps away, you'll have easy access to a sandy beach, allowing you to indulge in water activities, sunbathing, or simply relaxing while taking in the breathtaking views. Imagine spending summers swimming, boating, and creating lasting memories by the water's edge. Additionally, the cabin is nestled on a spacious lot with a nice yard area, providing ample space for outdoor activities, gardening, or even expanding the property. Whether you envision a serene garden oasis or a space for outdoor gatherings and barbecues, the yard offers endless possibilities to create your ideal outdoor retreat. Located in the desirable Sandy Bay area, this property offers a serene and tranquil setting, away from the hustle and bustle of city life. It presents an opportunity to immerse yourself in nature while still being within reach of

modern conveniences and recreational amenities. With a little investment and imagination, this cabin can be transformed into a remarkable recreational property, tailor-made to suit your needs and preferences. Don't miss the chance to own a piece of paradise at Sandy Bay. Schedule a visit today and discover the untapped potential that awaits you.