



23144 Twp Rd 712  
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2153293



**\$795,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE                                      |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence |               |                   |
| <b>Size:</b>     | 1,577 sq.ft.                              | <b>Age:</b>   | 1985 (39 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 46.78 Acres                               |               |                   |
| <b>Lot Feat:</b> | Beach                                     |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | Combination, Forced Air, Natural Gas, Space Heater | <b>Water:</b>     | Cistern                                      |
| <b>Floors:</b>     | Other, Vinyl Plank                                 | <b>Sewer:</b>     | Septic System                                |
| <b>Roof:</b>       | Metal  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Log, Other   | <b>Zoning:</b>    | A-1  |
| <b>Foundation:</b> | Combination, Other, Poured Concrete                | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, See Remarks         |                   |  |

**Inclusions:** Gazebo, firepits, dock, misc sheds,

North Fork Ranch "Cabin" acreage, one of the most unique acreages you will find! Features a 4 season Log cabin with addition on the shore of a little 25 acre lake. Home to fish, waterfowl and various wildlife.. Enjoy the peaceful tranquility year round. Residence is 3 Bedrooms, 1-4pc bathroom, 1-2pc bathroom, laundry room, TV room, and Kitchen/dining room with door on to the large deck overlooking the lake. \*You will enjoy the your morning coffee and view (you just might not want to go to work!)\* Outbuildings for storage and working.