



GRASSROOTS
REALTY GROUP

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Lot 13, 70539 RR250
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2203465



\$350,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	2 Storey, Acreage with Residence		
Size:	1,124 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Gravel Driveway, Outside, RV Access/Parking, Single Gar		
Lot Size:	6.10 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, Few Trees, Gentle Sloping, No Neigh		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum, Wood	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR3
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: None

6.1 acres of pure enjoyment! Located on Sturgeon Lake in the quiet community of Eagle Bay, this acreage is perfect for your weekend retreat - not too far from the city, close to Greenview Golf Course and Young's Point Campground. If you like to ice fish, the lake is at your back door! If you like to boat, the lake is right there! Take an afternoon and enjoy a game of golf just minutes away. The rustic cabin has 2 bedrooms on the upper level with a huge open area for gathering with friends and family. A huge balcony overlooks the firepit and lake front. Bathroom with toilet, sink and shower is located on the ground floor, just off the entrance. Natural Gas is to the cabin with gas BBQ hook-ups on the balcony and at ground level. Power is in with hookups for several campers. Water well is in and produces an abundance of water. Septic system is a holding tank. Don't miss this opportunity to create memories at the lake! Seller is a licensed realtor in the province of Alberta