



GRASSROOTS
REALTY GROUP

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115, 70544 Range Road 234
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2212059



\$225,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	896 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Single Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Metal
Basement:	None
Exterior:	Wood Siding
Foundation:	Other, See Remarks
Features:	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)

Water:	Other
Sewer:	Septic Tank
Condo Fee:	-
LLD:	33-70-24-W5
Zoning:	CR-3
Utilities:	-

Inclusions: Furnishings & Smallwares (except personal Draperies & Rods, Water Tanks in Loft, RV Pump, Outhouse, Shed, Wood Shed, Rain Barrels, Firepit, Lawn Mower.

Experience the charm of "Cabin Life" at The Narrows on Sturgeon Lake! This unique subdivision offers the perfect blend of lake living and recreation, complete with access to Sturgeon Lake and the adjacent Greenview Golf Resort. This 3-bedroom cabin is the perfect getaway for creating lasting family memories. Designed with comfort and character in mind, the open-concept main living area features vaulted ceilings and spans the kitchen, dining, and living spaces. A cozy wood-burning fireplace adds rustic charm, while the gas furnace provides year-round heating options. The three bedrooms are located at the rear of the cabin; a few could benefit from some finishing touches like flooring and drywall. The bathroom includes a working toilet and sink, and while the shower stall is installed, it hasn't been plumbed in yet. True to the character of many lake cabins, this one comes with a quirky loft accessed by ladder. Currently, it houses an approximately 200-gallon water tank, which is filled using an outdoor pump. Though not currently set up for potable water, the system could easily be adapted by the next owner. Water is circulated using an RV-style pump, conveniently controlled by a switch in the bathroom. There is no hot water tank in place at this time. The cabin is built on concrete pads and sits on a spacious corner lot, offering two driveways—ideal for hosting guests or parking RVs. Outdoor living is where this property really shines: expansive deck space, mature trees, a firepit, garage, shed, woodshed, and outhouse all contribute to that classic cabin feel. The Narrows community was established in 1967 and includes 79 residential lots, with a few more nearby. With paved access right to the subdivision, it has grown over the years from a weekend retreat into a vibrant community with approximately 20 year-round residents. Residents enjoy private boat

launch access and are just minutes from the golf course with private gate access with your golf cart directly from your subdivision. This property offers everything you need to start your lake life adventure—just bring your vision and make it your own!