\$350,000 - Lot 13, 70539 Rr250, Rural Greenview No. 16, M.D. of

MLS® #A2203465

\$350,000

2 Bedroom, 1.00 Bathroom, 1,124 sqft Residential on 6.10 Acres

NONE, Rural Greenview No. 16, M.D. of, Alberta

6.1 acres of pure enjoyment! Located on Sturgeon Lake in the guiet 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

Built in 2015

Essential Information

MLS® # A2203465 Price \$350,000

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 1,124 Acres 6.10 Year Built 2015

Type Residential Sub-Type Recreational

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address Lot 13, 70539 Rr250

Subdivision NONE

City Rural Greenview No. 16, M.D. of

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H 3N0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Additional Parking, Gravel Driveway, Outside, RV Access/Parking,

Single Garage Attached

of Garages 1

Waterfront Lake Front

Interior

Interior Features Ceiling Fan(s), Sump Pump(s), Vinyl Windows, No Animal Home, No

Smoking Home, Natural Woodwork, Open Floorplan

Appliances Electric Stove, Refrigerator

Heating Forced Air, High Efficiency, Natural Gas

Cooling None

Basement None

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, RV Hookup, Storage

Lot Description Backs on to Park/Green Space, Brush, Few Trees, Gentle Sloping, No

Neighbours Behind, Rectangular Lot, See Remarks

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Piling(s)

Additional Information

Date Listed March 18th, 2025

Days on Market 231 Zoning CR3

Listing Details

Listing Office Nilsson-Gundersen Realty Inc.

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