\$975,000 - 118, 70544 Range Road 243, Rural Greenview No. 16, M.D. of

MLS® #A2256726

\$975,000

3 Bedroom, 2.00 Bathroom, 1,714 sqft Residential on 0.07 Acres

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

You will be amazed when you drive up the driveway!!!! This Beautiful Linwood Custom Cedar Home is located on a deeded lot in the Narrows subdivision. It has access to Sturgeon Lake, the Greenview Golf Course & unlimited green zone recreation. Work from home, commute, retire, or just use weekends & holidays. The full-time residential community is well maintained with its own boat launch & there is a school bus for your children. You can drive your golf cart to the course or visit a neighbour, use your snow machine to go ice fishing, or just sit around the campfire with family & friends. The Fairmont building plan was engineered by Linwood; all the framing material was shipped from the Lower Vancouver Mainland, journeymen carpenters were used, quality craftsmanship & materials were used throughout the entire building. The Prow front vaulted ceiling & large windows that allow in lots of natural light. The main floor has a Large Entrance, Open beam living room with a rock face fireplace. The open plan kitchen is part of the living space and is a focal point for family gatherings. The home sits on one lot with a detached In-floor heated double car garage that boasts a tiled back room storage area, and a large loft above for sewing and crafts. The property is fully landscaped with mature spruce & pine trees. There is an exposed aggregate retaining wall, stamped







concrete walks, and a large cedar deck. Features: Linwood Ultra materials package 1 ½ in. x 14 ¾ in. roof joists at 24 in. center Tongue & groove plywood flooring & roofing Fir glue-lam beams in all rooms 1 x 6 cedar lap liner 50 year FG shingles Dual pane solar gain, low (E) argon windows ¾ in. tongue & groove cedar siding Tempered glass deck railing Air conditioned, dual electrical panels for a backup generator, heated concrete basement with backup electrical baseboard heaters, RSF Opal wood fireplace, Five Star gas stove, Asko dishwasher, French door refrigerator, Laundry Center, Custom Lighting inside & outside, Window shades, Wood Shed. Book your showing today!!!

Built in 2007

Essential Information

MLS® # A2256726 Price \$975,000

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,714
Acres 0.07
Year Built 2007

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 and Half Storey

Status Active

Community Information

Address 118, 70544 Range Road 243

Subdivision NONE

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

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H 3N0

Amenities

Parking Spaces

Parking Double Garage Detached

5

of Garages 2

Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub,

Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features Balcony

Lot Description Few Trees, Interior Lot, Landscaped, Lawn

Roof Fiberglass

Construction Cedar

Foundation Perimeter Wall

Additional Information

Date Listed September 12th, 2025

Days on Market 53

Zoning RES

Listing Details

Listing Office RE/MAX Grande Prairie

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