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

MLS # A2203465



\$350,000

Division:	NONE				
Туре:	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 G				
Lot Size:	6.10 Acres				
Lot Feat:	Backs on to Park/Green Space, Brush, Few Trees, Gentle Sloping, No Nei				

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, Sewe		
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