



**#13, 70539 RR 250**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2288574**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Gravel Driveway, Insulated, Outside, RV Access/Parking,		
<b>Lot Size:</b>	6.10 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Brush, Cleared, Gentle Sloping, Lake, Many		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl, Wood	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** None

6.1 acres of pure enjoyment! Located on Sturgeon Lake in the private 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. Walking along the shoreline (or canoeing) provides plenty of opportunities to enjoy nature. Don't have an RV? This is what the rustic cabin is for! Just bring your food and toys and you've got a place to have fun and relax. The 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 - a great view to enjoy with morning coffee! Bathroom with toilet, sink and shower is located on the ground floor, just off the entrance. There are natural gas BBQ hook-ups on the balcony and at ground level. Power is in with multiple hookups for RV's. Water well produces an abundance of water. Don't miss this opportunity to create memories at the lake! Seller is a licensed realtor in the province of Alberta.