



GRASSROOTS
REALTY GROUP

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106 70444 Range Road 245
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2305929



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	943 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	2.49 Acres		
Lot Feat:	See Remarks		

Heating: Forced Air

Water: Well

Floors: Laminate

Sewer: Pump

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 24-70-29-W5

Exterior: Vinyl Siding

Zoning: CR-3

Foundation: Wood

Utilities: -

Features: See Remarks

Inclusions: NA

Escape to your own private retreat just minutes from the shores of Sturgeon Lake. Nestled on 2.34 acres and bordered by environmental reserve to the south and east, this property offers exceptional privacy and a true connection to nature. This charming 900 sq. ft. raised bungalow has seen thoughtful updates in recent years, including refreshed siding, updated flooring, and a beautifully renovated kitchen. Inside, you'll find two bedrooms, a full bathroom, and an open-concept living space that's perfect for relaxing after a day at the lake. Enjoy sunshine from morning to evening on both the front and rear decks, surrounded by a spacious, landscaped yard. Whether you're looking for a year-round home or a weekend escape, this property delivers comfort, privacy, and that unbeatable lake lifestyle. Another site for a RV/Park Model that has full hook ups gives you the opportunity for Multi Family Living or Having friends and family out here for the weekends at the lake!!