



**Lot 2 - 70539 RNG RD 250**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2307142**



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	178 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	-
<b>Garage:</b>	Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	9.88 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Gazebo, Lake, Low Maintenance		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	CR-3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Furnished log cabin, tv stand, fireplace, portable A/C unit, futon, outhouse, kitchen shack, 2 bar fridges, cabinets and pantry, 2-tiered composite deck, 2 gazebos, shop fridge, shop freezer, water tank, pressure pump, woodshed, trampoline, play center, miscellaneous outdoor furniture.

Gorgeous well established 9.88 acre lake retreat in Eagle Bay on the west side of Sturgeon Lake just 45 minutes from Grande Prairie and 15 minutes to Valleyview. This wonderful recreational property is completely set up with 42 x 52 Goodon shop, a small fully finished and furnished cabin, outhouse with sink, woodshed and multiple trailer sites with a 2-tiered composite deck, 2 gazebos, kitchen shack, 30 and 50 amp plugs, water and sewer hookups. The huge shop has 16 ft high ceiling, 2 - 12x14 overhead doors, 8 sliding windows, LED exterior lighting, gravel floor with an interior wood deck that accommodates water cistern, workbench, fridge, and freezer. The little charming log cabin with loft has built-in bed and comes with fireplace, futon, TV stand, and portable air conditioner. This gorgeous lot is situated at the very end of the quiet internal road with little to no traffic and a spectacular view of the lake. Lot has been improved with a driveway, tons of mature trees, and landscaping, natural gas is at the property line and there is an ideal building site if a more significant cottage or year-round residence is your plan. Eagle Bay has developed into one of the premier Sturgeon Lake developments with massive lots delivering unrivaled privacy, many impressive cabins and homes, and Young's Point Provincial Park and boat launch are very close. Take the short drive out to view this superb recreational getaway.