



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6, 70425 245 Range
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2314032



\$448,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	960 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	4.84 Acres		
Lot Feat:	Landscaped, Lawn		

Heating:	High Efficiency	Water:	Well
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	29-70-24-W5
Exterior:	Manufactured Floor Joist	Zoning:	CR-2
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Escape to your own private retreat at beautiful Sturgeon Lake! This charming modular home sits on a peaceful acreage that is less than 1 hour from Grande Prairie and only 10 minutes from Valleyview. Offering the perfect balance of convenience and outdoor living. Featuring 3 bedrooms and 1 bathroom, this well-maintained home offers upgraded finishes throughout with modern vinyl plank flooring, stained cabinetry, and stainless steel appliances. Step outside and enjoy the large pressure-treated wraparound deck, complete with a BBQ and grilling station – the ideal place to relax and take in the peace, privacy, and serenity of the surrounding nature. The property also features a firepit area, 2 sheds, and lean-to for storing a tractor, an ATV, a boat, and toys. A continuous driveway makes hauling trailers in and out easy and convenient. Outdoor enthusiasts will love the endless recreation nearby including natural trails, golf courses, parks, Williamson Provincial Park campground, and boat launch access. Whether you enjoy fishing, kayaking, boating, golfing, or simply unwinding by the fire, this property offers the ultimate four-season getaway. If you’ve been searching for an affordable oasis close to the city with room to relax and play – this is the one.