



#5, 70539 250 Range
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2321268



\$999,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,368 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.31 Acres		
Lot Feat:	Front Yard, Garden, Lake, Landscaped, Many Trees, No Neighbours Behind,		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-70-24-W5
Exterior:	Cement Fiber Board, Concrete	Zoning:	CR3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2x shed, outhouse, firepit, wood burning hot tub.

Tucked along the quiet shores of Sturgeon Lake, where mornings begin with still water and evenings end in golden light, this one-of-a-kind lakefront retreat offers something truly special. Just an hour from Grande Prairie and 20 minutes from Valleyview, this 5.31-acre property in Eagle Bay feels like a true escape—without sacrificing convenience. Built in 2015 by Dorado Homes, the thoughtfully designed walkout bungalow blends craftsmanship with character throughout. Inside, a soaring vaulted wood ceiling creates an open, inviting feel, complemented by rich knotty alder doors, trim, and cabinetry, while diamond willow posts add distinctive rustic elegance. The bright, spacious kitchen is perfectly positioned to capture lake views and features a large pantry, cultured stone island, and quality appliances, with easy access to a deck ideal for BBQing and outdoor dining. The living room is anchored by a custom-carved eagle mantel above a stunning two-way stone gas fireplace shared with the primary bedroom, while expansive windows frame the lake like artwork. The dining area continues the experience with vaulted ceilings and panoramic views, perfect for gathering. The primary suite offers a walk-in closet, fireplace access, and private deck entry, while a second bedroom provides space for family or guests. The bathroom showcases a live-edge wood countertop, pottery sink, and tiled shower with glass doors. Downstairs, the walkout basement offers a generous living and entertaining space with a cozy wood-burning stove, a large office or craft room, full bathroom with copper sink, and spacious laundry and utility area. The 1320 sqft detached garage + loft adds exceptional versatility, w/ a kitchenette and bathroom—ideal for guests, hobbies, or a home-based business—plus an outdoor shower for added lakeside charm. The

landscaped grounds feature mature trees for privacy, along with a firepit area, wood-burning hot tub, powered storage shed, wood shed, and outhouse with RV dump. Home features custom roller blinds too! With forced air heating, air conditioning, Hardy board siding, and ceiling fans throughout, this home perfectly balances rustic character with modern comfort—offering not just a property, but a place to unwind, reconnect, and create lasting memories by the lake. Great for year round living, second lake home, retreat and so many more possibilities. This property truly needs to be seen to be appreciated, it is a one of one.