



36, 70544 243 Range
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2325765



\$375,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	444 sq.ft.	Age:	-
Beds:	1	Baths:	-
Garage:	None		
Lot Size:	1.23 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees, Private		

Heating:	Other	Water:	Cistern, Well
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-70-24-W5
Exterior:	Wood Frame	Zoning:	CR-3
Foundation:	None	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

Charming Summer Cottage on 1.23 Acres in the Narrows on Sturgeon Lake. Escape to peaceful lake living with this adorable summer cottage situated on 1.23 private acres in the sought-after Narrows area of Sturgeon Lake. This versatile seasonal retreat is perfect for family vacations, weekend getaways, or hosting friends and extended family while enjoying everything the lake has to offer. The property features a cute cottage with classic lakeside charm, complemented by excellent outdoor entertaining spaces. Relax on the large deck with your outside BBQ, or gather around the secluded fire pit area for evenings under the stars. The expansive lot provides ample space and the ability to host and park up to 5 RV trailers, making it ideal for group camping or bringing extra guests to enjoy the area. Just a 5-minute walk to water access, you'll be steps away from boating, fishing, swimming, and all the recreational opportunities Sturgeon Lake is known for. With 1.23 acres of privacy, this property offers a true up-north feel while being conveniently located for lake adventures. Key Features: 1.23 Acres of private, treed land with room for multiple RVs and outdoor enjoyment. Cute summer cottage ideal for seasonal use. Large deck with outside BBQ. Secluded fire pit area for memorable evenings. Ability to host/park up to 5 RV trailers. 5-minute walk to Sturgeon Lake water access. Whether you're seeking a peaceful personal retreat or a fantastic spot for family reunions and group stays, this property delivers charm, space, and unbeatable lake lifestyle potential. This property is ready to make summer memories for next owners.