



112, 71127 Range Road 234  
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2325925



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Gravel Driveway		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Natural Gas, Wall Furnace	<b>Water:</b>	Cistern
<b>Floors:</b>	Concrete, Laminate, Vinyl	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Wood Frame	<b>Zoning:</b>	CR-3
<b>Foundation:</b>	Slab	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub		

**Inclusions:** 2nd floor closets (x2), mounted television (living room), kitchen island and two stools, rustic kitchen cabinet, rustic potato bin, closets in bonus room (x2), outside patio BBQ, and fire pit cone.

Would you like to experience lakeside living in a four-season log home located next to Sturgeon Lake? Well welcome to this dream home in the Sandy Bay development located in the north-east corner of the lake, near Young's Point Provincial Park. This stunning, well-maintained log home offers the perfect blend of rustic charm and modern comfort. This property is fully equipped for year-round enjoyment and the home features 1,698 sq.ft. of beautifully accented and maintained living space. The home has a spacious second floor primary bedroom with sitting area where you can look out through the chalet windows directly to the lake and horizon. There are two bathrooms and an open addition at the rear which would be perfect for an extra bedroom, office or additional entertainment area. The home has been recently stained and chinked with absolutely nothing left to do but move in and enjoy. The property further features a detached double car garage and plenty of room for parking and recreational vehicles, including all your lake toys. With a boat launch, docks and trails all within walking distance, Sandy Bay is a recreational oasis. Spend your summers boating, kayaking, and fishing on the water, or wait till winter and be walking distance from your favourite ice-fishing hole. Explore the surrounding Provincial Parks or just hide away in your own personal all-year round retreat. All this while being only minutes away from the Town of Valleyview and all the amenities you require. Don't miss this rare opportunity to own a premium log home and experience a true recreational lifestyle.