



111, 71127 Range Road 234  
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2326273



**\$449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Corner Lot, Lake, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	23-71-8-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry		

**Inclusions:** Waist height wood cabinet located within the rear entrance (attached to wall).

Welcome to lakeside luxury and modern elegance! Your dream retreat awaits you in Sandy Bay, next to Sturgeon Lake, where you will find this exquisite, 2024-built manufactured home which blends exquisite modern finishes and offers an unbeatable recreational lifestyle. Situated in a corner lot, next to the trees and with a direct view of the lake, this property offers enhanced privacy, unique architectural flair, and immediate access to nature, all while being only minutes away from the Town of Valleyview and all its amenities and services. The site was completed in 2025 and the home features four bedrooms and two full bathrooms within. The living area contains a 10' vaulted ceiling providing an airy, expansive atmosphere. The heart of this home is a spectacular, modern kitchen designed for cooking and entertaining. It features sleek stainless-steel appliances, a robust kitchen island with convenient breakfast bar, and a contemporary colour palette with high-end finishing throughout. The property additionally includes a detached single-car garage, perfect for storing your lake toys so you can fully embrace the ultimate lakeside lifestyle. Located in the Sandy Bay subdivision, you are only steps away from a walking trail and lookout point over Sturgeon Lake, and of course boating, kayaking, and fishing. The home is four-season so there is no reason to go anywhere; just settle in and enjoy this turnkey, near new, modern lakeside haven.