



GRASSROOTS
REALTY GROUP

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203, 70443 245 Range
Valleyview, Alberta

MLS # A2327093



\$646,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,216 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.40 Acres		
Lot Feat:	Lake, Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	29-70-24-W5
Exterior:	Vinyl Siding	Zoning:	CR-3
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

This year-round property is only 45 minutes from Grande Prairie or 15 minutes from Valleyview! Property located in MD of Greenview at Sturgeon Lake, Cosy Cove. This treed 2.34-acre property offers the perfect mix of comfort, recreation, and peaceful country living — with shared private water access nearby, but the property is not directly on the water. Water access has space for a private dock and a boat with a lift. The manufactured home has 1216 sq ft of living space on a 4-foot crawl space with an attached garage. This home has 4 bedrooms, 2 bathrooms, an open concept kitchen, and a living room with lots of storage. The kitchen has a full-size fridge & freezer, a gas stove, a large island with storage, two pantries, and two coat closets at the entrance. There is a BBQ & fire table, and a wood-built out-house also on the property. The attached garage is 1200 sq ft and heated. 1500-gallon septic tank and 1200-gallon fresh water holding tank in the 4-foot concrete crawlspace. There is a separate bunk house that is a nice open space for guests or a little man cave /she shed. Has an outlet to be plugged in with an extension cord to the cabin for power when needed. Enjoy privacy, mature trees, and easy access to the lake while still being close enough to Grande Prairie for an easy commute, or only 15 minutes from Valleyview. Book your showing today!!