

# \$350,000 - Lot 13, 70539 Rr250, Rural Greenview No. 16, M.D. of

MLS® #A2203465

**\$350,000**

2 Bedroom, 1.00 Bathroom, 1,124 sqft  
Residential on 6.10 Acres

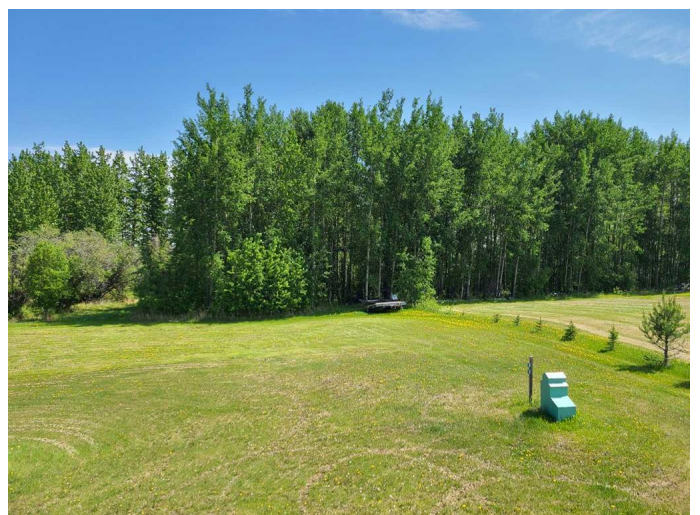
NONE, Rural Greenview No. 16, M.D. of,  
Alberta

6.1 acres of pure enjoyment! Located on Sturgeon Lake in the quiet community of Eagle Bay, this acreage is perfect for your weekend retreat - not too far from the city, close to Greenview Golf Course and Young's Point Campground. If you like to ice fish, the lake is at your back door! If you like to boat, the lake is right there! Take an afternoon and enjoy a game of golf just minutes away. The rustic cabin has 2 bedrooms on the upper level with a huge open area for gathering with friends and family. A huge balcony overlooks the firepit and lake front. Bathroom with toilet, sink and shower is located on the ground floor, just off the entrance. Natural Gas is to the cabin with gas BBQ hook-ups on the balcony and at ground level. Power is in with hookups for several campers. Water well is in and produces an abundance of water. Septic system is a holding tank. Don't miss this opportunity to create memories at the lake! Seller is a licensed realtor in the province of Alberta

Built in 2015

## Essential Information

MLS® #	A2203465
Price	\$350,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,124
Acres	6.10
Year Built	2015
Type	Residential
Sub-Type	Recreational
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	Lot 13, 70539 Rr250
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Additional Parking, Gravel Driveway, Outside, RV Access/Parking, Single Garage Attached
# of Garages	1
Waterfront	Lake Front

### **Interior**

Interior Features	Ceiling Fan(s), Sump Pump(s), Vinyl Windows, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Fire Pit, RV Hookup, Storage
Lot Description	Backs on to Park/Green Space, Brush, Few Trees, Gentle Sloping, No Neighbours Behind, Rectangular Lot, See Remarks
Roof	Metal

Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

**Additional Information**

Date Listed	March 18th, 2025
Days on Market	153
Zoning	CR3

**Listing Details**

Listing Office	Nilsson-Gundersen Realty Inc.
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