

\$375,000 - 70544 Range Road 243 #29, Rural Greenview No. 16, M.D. of

MLS® #A2221074

\$375,000

3 Bedroom, 1.00 Bathroom, 1,192 sqft
Residential on 0.98 Acres

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

Are you ready for that second property at the lake...? Add this beautiful private cottage to your list of homes to view. Pavement all the way to the Narrows and situated on 0.98 acre parcel across the road from the lake. 1192 sqft with 3 bedrooms & 1 bathroom. There has been many upgrades to the home such as new hot water on demand, furnace, shingles, windows, exterior door, flooring, new kitchen cabinets & new appliances. The kitchen showcases modern cabinets with soft close features, tons of pull out storage, butcher block island with eating bar, gas range and undermount sink. Beautiful high end wood stove perfect for cold winter nights. You will love the 12x14 sunroom with a ton of natural light. There is a large deck off the front of the home perfect for a patio set and outdoor table. There has been some clearing done for the 12x14 shed that has power, a place to park RV and then a spot for the fire pit. 225 sqft bunk house is insulated with power and internet. Bunk house is a great hang out place and added sleeping spots for kids or guests. Drilled water well on property & then holding tank for septic. This home has natural gas, power & internet. You can occupy this space all year round as a principal residence, keep it as a vacation house or even air bnb it. Great location to sneak away to during the weekends or even commute in the summer to the city of



Grande Prairie. Golf course you can access by cart and season passes available. Call today and book a showing!

Built in 1994

Essential Information

| | |
|----------------|---------------------------------------|
| MLS® # | A2221074 |
| Price | \$375,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,192 |
| Acres | 0.98 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Cottage/Cabin |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 70544 Range Road 243 #29 |
| Subdivision | NONE |
| City | Rural Greenview No. 16, M.D. of |
| County | Greenview No. 16, M.D. of |
| Province | Alberta |
| Postal Code | T0H 0Y0 |

Amenities

| | |
|---------|-------------------|
| Parking | RV Access/Parking |
|---------|-------------------|

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Pantry, Vinyl Windows, See Remarks, Tankless Hot Water |
| Appliances | See Remarks |
| Heating | Natural Gas, Wood Stove, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|------------|--------------------|
| Fireplaces | Wood Burning Stove |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit |
| Lot Description | Private, Low Maintenance Landscape, Many Trees, Wooded |
| Roof | Asphalt Shingle |
| Construction | Other, Wood Frame |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 107 |
| Zoning | CR3 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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