

\$549,900 - 107, 70544 Rde Rd 243, Rural Greenview No. 16, M.d. Of

MLS® #A2247857

\$549,900

1 Bedroom, 1.00 Bathroom, 1,404 sqft
Single Family on 0.26 Acres

N/A, Rural Greenview No. 16, M.d. Of, Alberta

Lake life at its finest. This charming cabin offers the ideal blend of rustic style and modern comfort, located in the peaceful Narrows Subdivision on Sturgeon Lake, just one hour from Grande Prairie. With lake views from the home and only one lot separating you from the water, this property is a perfect retreat for both seasonal or year-round living.

Originally built in 2001, as a modified A-frame it had a substantial addition completed approximately five years later. This entire home is on 28 pilings, providing long-term structural stability and peace of mind. The cabin features one spacious master bedroom with washer and dryer, one full bathroom, and an open-concept kitchen, dining, and living area. The interior boasts beautiful vaulted ceilings, classic knotty pine finishes, floor-to-ceiling windows at the front, and a stunning wood-burning fireplace. A large loft overlooks the main living space and is currently set up to sleep several guests, with a large double bunk bed and a separate full bed. Several outdoor spaces offer great opportunities for relaxing and entertaining, including a front porch, side porch, back deck, and a private firepit area nestled within mature trees that create a magical and secluded setting. The property includes a variety of well-maintained outbuildings: an approximately 16.5 by 36.5 foot heated garage with an electric heater and attached carport, a large 24



by 10.5 foot shed that doubles as a boat shed, two additional storage sheds, a wired guest bunkhouse, and a charming outhouse. Utility systems are well-equipped for full-time living or extended stays. A 260 foot well provides a high-volume water supply, and there is also an 1800 gallon cistern on site (currently disconnected but available for use if preferred). The septic tank, located beneath the decorative wishing well, holds approximately 2200 gallons and is accessible by truck. Also has on-demand hot water and the front porch area is heated. Additional upgrades in recent years include a new energy-efficient furnace, updated roofing with 30 year shingles. There is tons of parking with driveways on both the front and side of the property. The home is ideally situated directly next to the community boat launch and is just a short walk to the public waterfront area. Narrows residents also have private access, with a yearly fee, to the adjacent Greenview Golf Resort. The Narrows Subdivision, established in 1967, includes 79 residential lots with a mix of seasonal cabins and permanent homes. Paved road access leads right to the subdivision entrance, making this a convenient getaway or permanent home base. This well-cared-for property offers everything you need for enjoying the best of Sturgeon Lake, whether it's weekend relaxation, hosting friends and family, or year-round living in a close-knit lake community. (id:6289)

Built in 2001

Essential Information

Listing #	A2247857
Price	\$549,900
Bedrooms	1
Bathrooms	1.00

Square Footage	1,404
Acres	0.26
Year Built	2001
Type	Single Family
Sub-Type	Freehold
Style	Cottage

Community Information

Address	107, 70544 Rde Rd 243
Subdivision	N/A
City	Rural Greenview No. 16, M.d
Province	Alberta
Postal Code	T0H3N0

Amenities

Amenities	Golf Course, Water Nearby
Features	See remarks, PVC window
Parking Spaces	8
Parking	Carport, Detached Garage, Other
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer/Dryer Stack-Up
Heating	Natural gas, Wood Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Foundation	Piled

Listing Details

Listing Office	Better Homes and Gardens Real Estate Approved Properties
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