

\$975,000 - 118, 70544 Range Road 243, Rural Greenview No. 16, M.d. Of

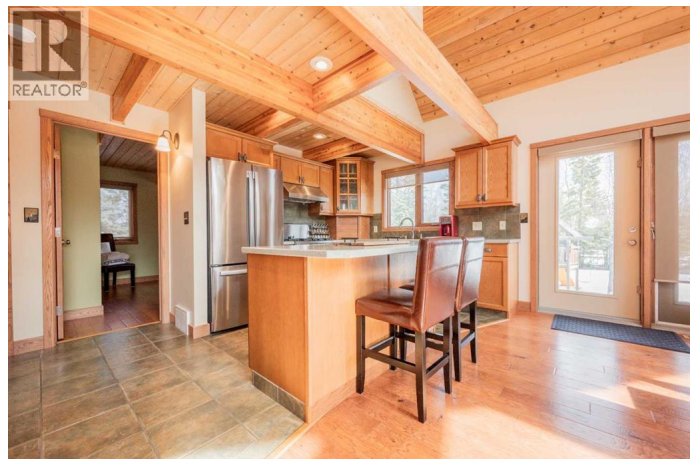
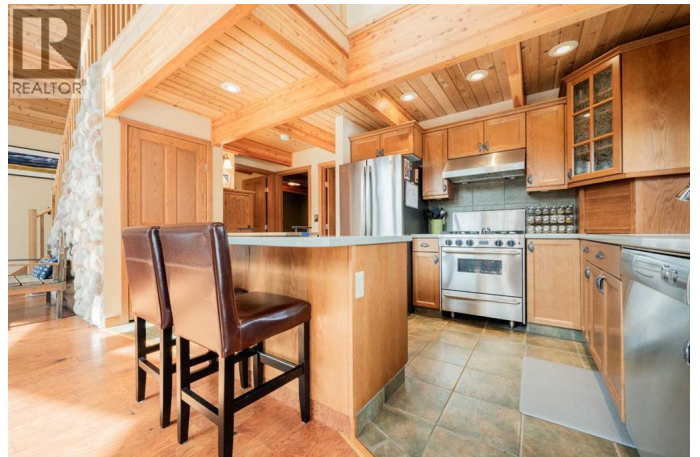
MLS® #A2256726

\$975,000

3 Bedroom, 2.00 Bathroom, 1,714 sqft
Single Family on 0.07 Acres

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

You will be amazed when you drive up the driveway!!!! This Beautiful Linwood Custom Cedar Home is located on a deeded lot in the Narrows subdivision. It has access to Sturgeon Lake, the Greenview Golf Course & unlimited green zone recreation. Work from home, commute, retire, or just use weekends & holidays. The full-time residential community is well maintained with its own boat launch & there is a school bus for your children. You can drive your golf cart to the course or visit a neighbour, use your snow machine to go ice fishing, or just sit around the campfire with family & friends. The Fairmont building plan was engineered by Linwood; all the framing material was shipped from the Lower Vancouver Mainland, journeymen carpenters were used, quality craftsmanship & materials were used throughout the entire building. The Prow front vaulted ceiling & large windows that allow in lots of natural light. The main floor has a Large Entrance, Open beam living room with a rock face fireplace. The open plan kitchen is part of the living space and is a focal point for family gatherings. The home sits on one lot with a detached In-floor heated double car garage that boasts a tiled back room storage area, and a large loft above for sewing and crafts. The property is fully landscaped with mature spruce & pine trees. There is an exposed aggregate retaining wall, stamped concrete walks, and a large cedar deck.



Features: Linwood Ultra materials package 1
1½ in. x 14 ¾ in. roof joists at 24 in. center
Tongue & groove plywood flooring & roofing
Fir glue-lam beams in all rooms 1 x 6 cedar lap
liner 50 year FG shingles Dual pane solar
gain, low (E) argon windows ¾ in. tongue &
groove cedar siding Tempered glass deck
railing Air conditioned, dual electrical panels
for a backup generator, heated concrete
basement with backup electrical baseboard
heaters, RSF Opal wood fireplace, Five Star
gas stove, Asko dishwasher, French door
refrigerator, Laundry Center, Custom Lighting
inside & outside , Window shades, Wood
Shed. Book your showing today!!! (id:6289)

Built in 2007

Essential Information

Listing #	A2256726
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,714
Acres	0.07
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	118, 70544 Range Road 243
Subdivision	N/A
City	Rural Greenview No. 16, M.d. Of
Province	Alberta
Postal Code	T0H3N0

Amenities

Amenities	Golf Course, Playground
Features	No Animal Home, No Smoking Home
Parking Spaces	5

Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior Features	Landscaped, Lawn
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Listing Details

Listing Office	RE/MAX Grande Prairie
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