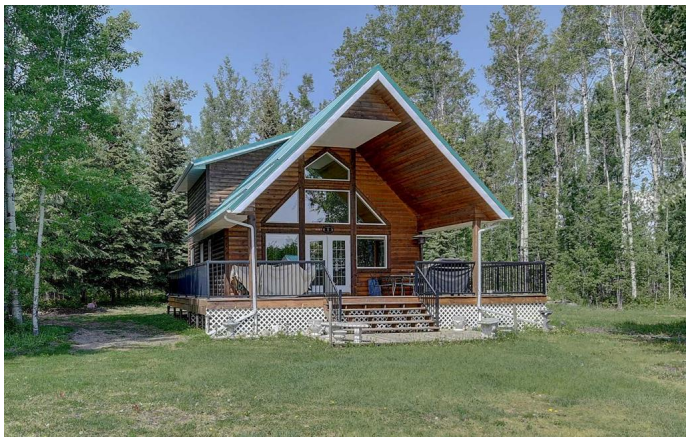
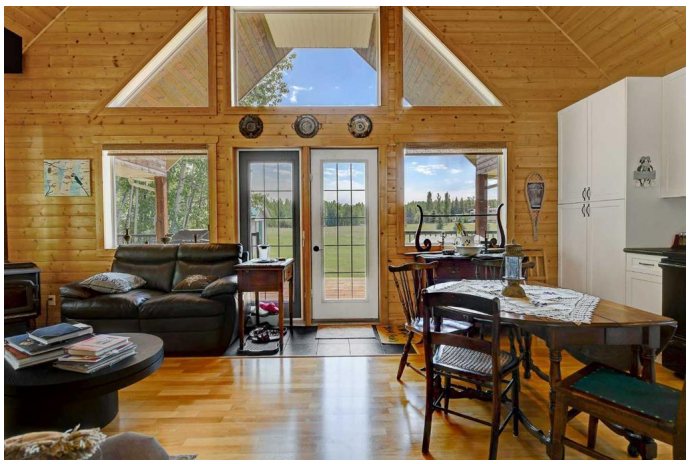
# $389,900 - 101, 70443 Rr 245, Rural Greenview No. 16, M.D. of

MLS® #A2230194

**$389,900**

4 Bedroom, 1.00 Bathroom, 1,212 sqft
Residential on 2.47 Acres





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

Escape to your perfect family retreat at this charming 2011-built 1212 sqft cottage, ideally situated on 2.47 acres just a short walk from the shores of Sturgeon Lake and moments from Greenview Golf Course. Located approximately 45 minutes from Grande Prairie and about 15 minutes from Valleyview, this cozy haven offers the best of both worlds: convenient access to the water and amenities and plenty of land to enjoy peaceful tranquility, privacy and nature. Imagine building cherished family memories here, whether you're spending sun-drenched days on the water, hosting gatherings and games in the spacious yard, popping over to the course for a round of golf, or unwinding under the stars around the campfire. This thoughtfully designed cabin boasts attractive exterior and a welcoming interior with vaulted ceiling, lots of windows, and a blend of charming tongue and groove walls and ceiling in the spacious open living area and painted drywall throughout bedrooms and bathroom. The kitchen is beautifully appointed with nice white shaker cabinets, black appliances, a stone backsplash, stainless sink, and soft-close drawers. Enjoy the warmth of the wood stove and plenty of space for family and guests with two bedrooms on the main floor, two more spacious bedrooms and sitting area upstairs. A full bathroom is located on the main floor and hot

water on demand, wood stove and electric baseboard heaters cut down on energy usage when you aren't at the cottage. Floor to ceiling windows overlook the wrap around deck with aluminum railing and expansive yard, while a wooded area provides shelter from the wind and privacy from the low traffic road. For projects, parking and storage of all your lake toys the tin sided pole shed / garage is complete with electricity, lighting and workbenches. This property has power, natural gas, septic holding tank and water cistern. Step into instant relaxation at this turnkey Sturgeon Lake property, designed for creating joyous family memories year after year.

Built in 2011

## Essential Information

| | |
|---|---|
| MLS® # | A2230194 |
| Price | $389,900 |
| Bedrooms | 4 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,212 |
| Acres | 2.47 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Recreational |
| Style | Cottage/Cabin |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 101, 70443 Rr 245 |
| Subdivision | NONE |
| City | Rural Greenview No. 16, M.D. of |
| County | Greenview No. 16, M.D. of |
| Province | Alberta |
| Postal Code | T0H 3N0 |

## Amenities

| | |
|---|---|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Unpaved |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Ceiling Fan(s), High Ceilings |
| Appliances | Electric Stove, Microwave, Refrigerator |
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Wood Burning Stove |
| Basement | None |

## Exterior

| | |
|---|---|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description | Back Yard, Treed |
| Roof | Metal |
| Construction | Wood Siding |
| Foundation | Piling(s) |

## Additional Information

| | |
|---|---|
| Date Listed | June 12th, 2025 |
| Days on Market | 5 |
| Zoning | CR3 |

## Listing Details

| | |
|---|---|
| Listing Office | Royal LePage - The Realty Group |

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