

# \$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

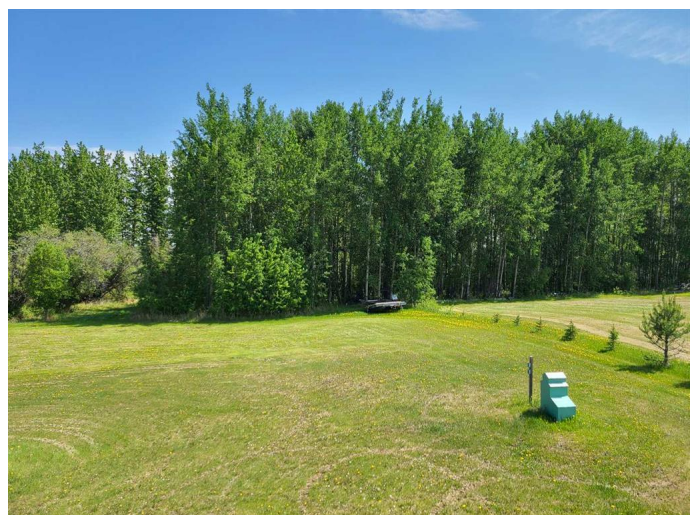
NONE, Rural Greenview No. 16, M.D. of,  
Alberta

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 | 205              |
| Zoning         | CR3              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Nilsson-Gundersen Realty Inc. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.