# \$749,000 - 53 Boyd Lakeshore, Rural Greenview No. 16, M.D. of

MLS® #A2166590

#### \$749,000

3 Bedroom, 1.00 Bathroom, 1,454 sqft Residential on 0.11 Acres

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

Lakefront, lake view, lake life! This charming cottage nestled into Boyd Lakeshore Properties is a slice of heaven! A tranquil getaway only 45min from the city. This property offers lake life, fishing and water sports, ice fishing, evenings at a camp fire or inside by the wood fire to enjoy year round. Charming knotty pine interior walls, ceilings, doors, hardwood and vinyl floors. Beautiful stone fireplace in living room. Well appointed kitchen boasts bar fridge in island, full stainless fridge, full stainless freezer, bosch stainless dishwasher, Jenn Air stove. Two huge covered decks with glass fronts offer stunning lake views. Upstairs bedrooms are large enough for multiple beds, master bedroom has living space and door to deck. \*Living space in master bedroom could easily be converted to extra bedroom, and an upstairs bathroom could also be added if needed. \* This is an incredible all season recreation property that is nearly impossible to find within an hour of Grande Prairie.







Built in 2006

### **Essential Information**

MLS® # A2166590 Price \$749,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,454

Acres 0.11 Year Built 2006

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 53 Boyd Lakeshore

Subdivision NONE

City Rural Greenview No. 16, M.D. of

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H 0P0

#### **Amenities**

Amenities Beach Access, Boating

Parking Spaces 2

Parking Stall

Is Waterfront Yes

#### Interior

Interior Features Kitchen Island

Appliances Dishwasher, Dryer, Refrigerator, Washer, Bar Fridge, Electric Range,

Freezer, Microwave

Heating Forced Air, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Basement None

#### **Exterior**

Exterior Features None

Lot Description Beach, Lake, Waterfront

Roof Asphalt Shingle

Construction Stone, Cedar

Foundation Piling(s)

## **Additional Information**

Date Listed September 17th, 2024

Days on Market 398

Zoning REC

HOA Fees 609

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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