# \$349,900 - Lot 2 - 70539 Rng Rd 250, Rural Greenview No. 16, M.D. of

MLS® #A2208364

# \$349,900

1 Bedroom, 1.00 Bathroom, 178 sqft Residential on 9.88 Acres

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

Gorgeous well established 9.88 acre lake retreat in Eagle Bay on the west side of Sturgeon Lake just 45 minutes from Grande Prairie and 15 minutes to Valleyview. This wonderful recreational property is completely set up with 42 x 52 Goodon shop, a small fully finished and furnished cabin, outhouse with sink, woodshed and multiple trailer sites with a 2-tiered composite deck, 2 gazebos, kitchen shack, 30 and 50 amp plugs, water and sewer hookups. The huge shop has 16 ft high ceiling, 2 - 12x14 overhead doors, 8 sliding windows, LED exterior lighting, gravel floor with an interior wood deck that accommodates water cistern, workbench, fridge, and freezer. The little charming log cabin with loft has built-in bed and comes with fireplace, futon, TV stand, and portable air conditioner. This gorgeous lot is situated at the very end of the quiet internal road with little to no traffic and a spectacular view of the lake. Lot has been improved with a driveway, tons of mature trees, and landscaping, natural gas is at the property line and there is an ideal building site if a more significant cottage or year-round residence is your plan. Eagle Bay has developed into one of the premier Sturgeon Lake developments with massive lots delivering unrivaled privacy, many impressive cabins and homes, and Young's Point Provincial Park and boat launch are very close. Take the short drive out







to view this superb recreational getaway.

#### Built in 2018

### **Essential Information**

MLS® # A2208364 Price \$349,900

Bedrooms 1

Bathrooms 1.00

Half Baths 1

Square Footage 178

Acres 9.88 Year Built 2018

Type Residential
Sub-Type Recreational
Style Cottage/Cabin

Status Active

# **Community Information**

Address Lot 2 - 70539 Rng Rd 250

Subdivision NONE

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

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T8V 1G2

## **Amenities**

Parking Spaces 6

Parking Gravel Driveway, RV Access/Parking

### Interior

Interior Features Ceiling Fan(s)

Appliances Other

Heating Fireplace(s)
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

### **Exterior**

Exterior Features Private Yard, RV Hookup, Fire Pit, Storage

Lot Description Few Trees, Low Maintenance Landscape, Private, Backs on to

Park/Green Space, Gazebo, Lake, Open Lot

Roof Other

Construction Wood Siding

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 204

Zoning CR-3

# **Listing Details**

Listing Office Royal LePage - The Realty Group

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