

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

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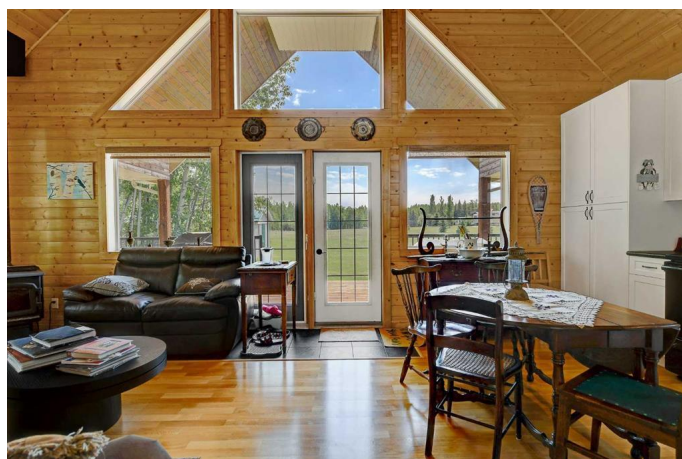
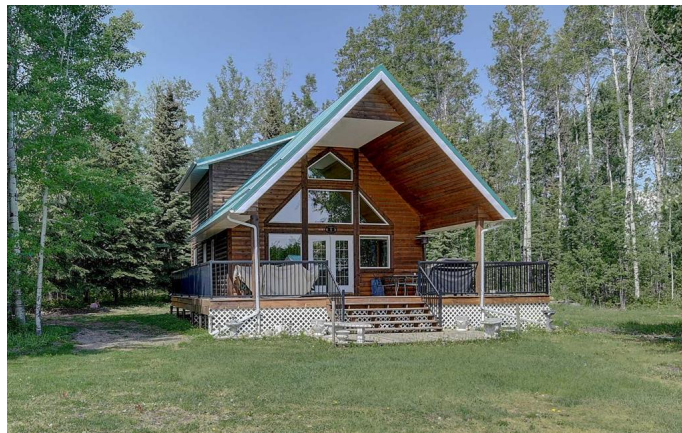
MLS® #A2230194

**\$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	78
Zoning	CR3

## Listing Details

Listing Office	Royal LePage - The Realty Group
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