

**70544 Range Road 243 #29**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2221074**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.98 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Many Trees, Private, Wooded		

<b>Heating:</b>	Natural Gas, Wood, Wood Stove	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	CR3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, See Remarks, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, wood stove, shed w/ power, wood shed, bunkhouse w/ power

Are you ready for that second property at the lake...? Add this beautiful private cottage to your list of homes to view. Pavement all the way to the Narrows and situated on 0.98 acre parcel across the road from the lake. 1192 sqft with 3 bedrooms & 1 bathroom. There has been many upgrades to the home such as new hot water on demand, furnace, shingles, windows, exterior door, flooring, new kitchen cabinets & new appliances. The kitchen showcases modern cabinets with soft close features, tons of pull out storage, butcher block island with eating bar, gas range and undermount sink. Beautiful high end wood stove perfect for cold winter nights. You will love the 12x14 sunroom with a ton of natural light. There is a large deck off the front of the home perfect for a patio set and outdoor table. There has been some clearing done for the 12x14 shed that has power, a place to park RV and then a spot for the fire pit. 225 sqft bunk house is insulated with power and internet. Bunk house is a great hang out place and added sleeping spots for kids or guests. Drilled water well on property & then holding tank for septic. This home has natural gas, power & internet. You can occupy this space all year round as a principal residence, keep it as a vacation house or even air bnb it. Great location to sneak away to during the weekends or even commute in the summer to the city of Grande Prairie. Golf course you can access by cart and season passes available. Call today and book a showing!