

**52, 70544 243 RR**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2226852**



**\$374,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	2.46 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	33-70-24-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

ESCAPE THE CITY LIGHTS AND FIND TRANQUILITY AT THE LAKE!!! SHARED DOCK AND BOAT LAUNCH STEPS AWAY, FISHING, GOLFING AND RECREATIONAL PARADISE! MATURELY TREED PRIVACY WITH TONS OF ROOM TO MAKE THIS PROPERTY YOUR OWN! LOW MAINTENANCE LIVING WHETHER IT IS YOUR COTTAGE OR PERMANENT RESIDENCE, THIS HOME CAN BE ENJOYED ALL SEASONS!!! BETTER THAN NEW MODULAR SRI HOME BUILT UNDER CONTROLS CREATES A NO MAINTENANCE LIVING WITH A PRIVATE TREED SETTING CLOSE TO THE DOCKS AND GREENVIEW GOLF COURSE!!! 3 bedrooms, 1 bathroom, and 1088 sq ft of living space. The kitchen has dark-stained cabinets, an island with eating bar, stainless steel appliances, a corner pantry, vinyl plank flooring, and a dining area. The living room has large windows letting in natural light. Primary bedroom is large and spacious to fit your king bed! Frontage provides nice space for visitors to park trailers or for rec space. Sheltered firepit area. DETACHED GARAGE/SHOP IS GREAT FOR TOYS, TO WORK IN AND OR STORE THE BOAT !!! Well on property provides all the water you need!