Theresa Callioux Sutton Group Grande Prairie Professionals

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25036, AB-43 Rural Greenview No. 16, M.D. of, Alberta

MLS # A2077845



\$479,900

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Division:	NONE					
Туре:	Residential/House					
Style:	Acreage with Residence, Bungalow					
Size:	1,341 sq.ft.	Age:	2000 (24 yrs old)			
Beds:	2	Baths:	2			
Garage:	Double Garage Attached					
Lot Size:	11.95 Acres					
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Lake, Front Yard, Landscap					

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-70-25-W5
Exterior:	Concrete, Vinyl Siding	Zoning:	Residential
Foundation:	None	Utilities:	-
Features:	Kitchen Island		

Inclusions: NONE

This beautiful property is nestled near Sturgeon Lake, covering nearly 12 acres. The landscape is well-kept with flowers and a stream flowing into and allowing access directly onto Sturgeon lake right from your backyard. The main house has two bedrooms and two full bathrooms. Year -round living at its finest close to Valleyview, Great fishing and a beautiful golf course at Sturgeon Lake. There's plenty of storage space, and large windows bring in lots of natural light, creating a warm and cozy atmosphere. This place offers a perfect mix of comfort and nature, making it a great spot to relax and enjoy the peaceful lakeside surroundings. Book your showing today!