

**107, 70544 Rde Rd 243**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2294816**

**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn, Many Trees, See Remarks		

**Heating:** Fireplace(s), Forced Air, Natural Gas, Wood

**Water:** Cistern, Well

**Floors:** Hardwood, Laminate

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** CR-3

**Foundation:** Piling(s)

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Woodstove, built ins, gas cans, built in sound system (control downstairs), culligan system (in utility room), dehumidifier (crawl space), bunk beds. The seller is open to negotiation on some furnishings, bedding, kitchen items, items in sheds (excluding some tools) & motorized equipment in the sale, as seen on as is where is basis pending acceptable terms & price & excluding personal items.

Lake life at its finest. This charming cabin offers the ideal blend of rustic style and modern comfort, located in the peaceful Narrows Subdivision on Sturgeon Lake, just one hour from Grande Prairie. With lake views from the home and only one lot separating you from the water, this property is a perfect retreat for both seasonal or year-round living. Originally built in 2001, as a modified A-frame it had a substantial addition completed approximately five years later. This entire home is on 28 pilings, providing long-term structural stability and peace of mind. The cabin features one spacious master bedroom with washer and dryer, one full bathroom, and an open-concept kitchen, dining, and living area. The interior boasts beautiful vaulted ceilings, classic knotty pine finishes, floor-to-ceiling windows at the front, and a stunning wood-burning fireplace. A large loft overlooks the main living space and is currently set up to sleep several guests, with a large double bunk bed and a separate full bed. Several outdoor spaces offer great opportunities for relaxing and entertaining, including a front porch, side porch, back deck, and a private firepit area nestled within mature trees that create a magical and secluded setting. The property includes a variety of well-maintained outbuildings: an approximately 16.5 by 36.5 foot heated garage with an electric heater and attached carport, a large 24 by 10.5 foot shed that doubles as a boat shed, two additional storage sheds, a wired guest bunkhouse, and a charming outhouse. Utility systems are well-equipped for full-time living or extended stays. A 260 foot well provides a high-volume water supply, and there is also an 1800 gallon cistern on site (currently disconnected but available for use if preferred). The septic tank, located beneath the decorative wishing well, holds approximately 2200 gallons and is accessible by truck. Also has on-demand hot water and the

front porch area is heated. Additional upgrades in recent years include a new energy-efficient furnace, updated roofing with 30 year shingles. There is tons of parking with driveways on both the front and side of the property. The home is ideally situated directly next to the community boat launch and is just a short walk to the public waterfront area. Narrows residents also have private access, with a yearly fee, to the adjacent Greenview Golf Resort. The Narrows Subdivision, established in 1967, includes 79 residential lots with a mix of seasonal cabins and permanent homes. Paved road access leads right to the subdivision entrance, making this a convenient getaway or permanent home base. This well-cared-for property offers everything you need for enjoying the best of Sturgeon Lake, whether it's weekend relaxation, hosting friends and family, or year-round living in a close-knit lake community.