Better Homes and Gardens REAL ESTATE | APPROVED PROPERTIES

(780) 532-3388
admin@approvedproperties.ca

103, 70544 Rng Rd 243
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2320888

$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	944 sq.ft.	**Age:**	1982 (44 yrs old)
Beds:	1	**Baths:**	1
Garage:	RV Access/Parking, Stall		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	Cistern
Floors:	Laminate, Tile	**Sewer:**	Holding Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Log	**Zoning:**	CR3
Foundation:	Other, Wood	**Utilities:**	-
Features:	Beamed Ceilings, Ceiling Fan(s), Natural Woodwork, Open Floorplan		

Inclusions: All house hold furnishings and kitchen supplies as viewed. Lawn items in shed.

Escape to lake life in the sought after Narrows subdivision at Sturgeon Lake. This charming year round log home offers the perfect blend of rustic character and modern comfort, making it an ideal weekend retreat, vacation property, or full time residence. This well cared for home features 1 bedroom plus a den area (wall could be finished to fully enclose the space), a full 4 piece bathroom, utility room, and an open concept kitchen and living area with vaulted ceilings and the warm, inviting feel that only a true log home can provide. Step outside onto the deck, perfect for morning coffee or relaxing after a day on the lake, or gather around the fire pit area and enjoy the outdoors. The fenced yard provides plenty of room for family, pets, and entertaining, while the storage building with overhead door offers the perfect place to store quads, golf carts, lake toys, and tools. There is lots of parking for vehicles, RVs, boats, and guests. Located just off pavement, access is easy and convenient year round. Enjoy everything Sturgeon Lake has to offer with lake access just across the street down a quiet lane and a boat launch only a few lots away. Spend your days fishing, boating, golfing, or simply taking in the peaceful surroundings. Owners also have access through the community to Green View Golf Resort, with key access available for an annual fee through the private access agreement. Several major updates have already been completed, including a new water pump in 2021, roof in 2022, hot water tank in 2022, and upgraded 100 amp electrical service in 2022. Natural gas heating makes this a comfortable home in every season. Located just 45 minutes from Grande Prairie, this is your opportunity to enjoy the relaxed pace of lake living without sacrificing convenience. Whether you're searching for a recreational getaway, an investment property, or a place to call home year round,

this property is ready for its next chapter. Book your viewing today!

Copyright (c) 2026 . Listing data courtesy of Better Homes and Gardens Real Estate Approved Properties. Information is believed to be reliable but not guaranteed.