

# \$795,000 - 23144 Twp Rd 712, Rural Greenview No. 16, M.D. of

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MLS® #A2153293

**\$795,000**

3 Bedroom, 2.00 Bathroom, 1,577 sqft  
Residential on 46.78 Acres

NONE, Rural Greenview No. 16, M.D. of, Alberta

North Fork Ranch "Cabin" acreage, one of the most unique acreages you will find! Features a 4 season Log cabin with addition on the shore of a little 25 acre lake. Home to fish, waterfowl and various wildlife.. Enjoy the peaceful tranquility year round. Residence is 3 Bedrooms, 1-4pc bathroom, 1-2pc bathroom, laundry room, TV room, and Kitchen/dining room with door on to the large deck overlooking the lake. \*You will enjoy the your morning coffee and view (you just might not want to go to work!)\* Outbuildings for storage and working.

Built in 1985

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2153293    |
| Price          | \$795,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,577       |
| Acres          | 46.78       |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |                                           |
|--------|-------------------------------------------|
| Style  | 1 and Half Storey, Acreage with Residence |
| Status | Active                                    |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 23144 Twp Rd 712                |
| Subdivision | NONE                            |
| City        | Rural Greenview No. 16, M.D. of |
| County      | Greenview No. 16, M.D. of       |
| Province    | Alberta                         |
| Postal Code | T0H 3N0                         |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 10                                           |
| Parking        | Double Garage Detached, RV Access/Parking    |
| # of Garages   | 2                                            |
| Is Waterfront  | Yes                                          |
| Waterfront     | Waterfront                                   |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, See Remarks         |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Combination, Forced Air, Natural Gas, Space Heater |
| Cooling           | Partial                                            |
| Fireplace         | Yes                                                |
| # of Fireplaces   | 1                                                  |
| Fireplaces        | Gas                                                |
| Basement          | None                                               |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Garden, Other, Private Yard, Dock |
| Lot Description   | Beach                                                |
| Roof              | Metal                                                |
| Construction      | Log, Other                                           |
| Foundation        | Combination, Other, Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2024 |
| Days on Market | 279             |

Zoning

A-1

## **Listing Details**

Listing Office

Royal LePage Redwillo Realty

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