$375,000 - 70544 Range Road 243 #29, Rural Greenview No. 16, M.D. of

MLS® #A2221074

$375,000
3 Bedroom, 1.00 Bathroom, 1,192 sqft
Residential on 0.98 Acres

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

Are you ready for that second property at the lake...? Add this beautiful private cottage to your list of homes to view. Pavement all the way to the Narrows and situated on 0.98 acre parcel across the road from the lake. 1192 sqft with 3 bedrooms & 1 bathroom. There has been many upgrades to the home such as new hot water on demand, furnace, shingles, windows, exterior door, flooring, new kitchen cabinets & new appliances. The kitchen showcases modern cabinets with soft close features, tons of pull out storage, butcher block island with eating bar, gas range and undermount sink. Beautiful high end wood stove perfect for cold winter nights. You will love the 12x14 sunroom with a ton of natural light. There is a large deck off the front of the home perfect for a patio set and outdoor table. There has been some clearing done for the 12x14 shed that has power, a place to park RV and then a spot for the fire pit. 225 sqft bunk house is insulated with power and internet. Bunk house is a great hang out place and added sleeping spots for kids or guests. Drilled water well on property & then holding tank for septic. This home has natural gas, power & internet. You can occupy this space all year round as a principal residence, keep it as a vacation house or even air bnb it. Great location to sneak away to during the weekends or even commute in the summer to the city of

Grande Prairie. Golf course you can access by cart and season passes available. Call today and book a showing!

Built in 1994

Essential Information

MLS® #	A2221074
Price	$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,192
Acres	0.98
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active

Community Information

Address	70544 Range Road 243 #29
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0Y0

Amenities

Parking	RV Access/Parking

Interior

Interior Features	Breakfast Bar, Pantry, Vinyl Windows, See Remarks, Tankless Hot Water
Appliances	See Remarks
Heating	Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit
Lot Description	Private, Low Maintenance Landscape, Many Trees, Wooded
Roof	Asphalt Shingle
Construction	Other, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	May 14th, 2025
Days on Market	127
Zoning	CR3

Listing Details

Listing Office	Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.