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

MLS # A2077845



**\$479,900**

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

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	None
<b>Features:</b>	Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	25-70-25-W5
<b>Zoning:</b>	Residential
<b>Utilities:</b>	-

**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!