

# \$349,900 - Lot 2 - 70539 Rng Rd 250, Rural Greenview No. 16, M.D. of

MLS® #A2208364

**\$349,900**

1 Bedroom, 1.00 Bathroom, 178 sqft  
Residential on 9.88 Acres

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

Gorgeous well established 9.88 acre lake retreat in Eagle Bay on the west side of Sturgeon Lake just 45 minutes from Grande Prairie and 15 minutes to Valleyview. This wonderful recreational property is completely set up with 42 x 52 Goodon shop, a small fully finished and furnished cabin, outhouse with sink, woodshed and multiple trailer sites with a 2-tiered composite deck, 2 gazebos, kitchen shack, 30 and 50 amp plugs, water and sewer hookups. The huge shop has 16 ft high ceiling, 2 - 12x14 overhead doors, 8 sliding windows, LED exterior lighting, gravel floor with an interior wood deck that accommodates water cistern, workbench, fridge, and freezer. The little charming log cabin with loft has built-in bed and comes with fireplace, futon, TV stand, and portable air conditioner. This gorgeous lot is situated at the very end of the quiet internal road with little to no traffic and a spectacular view of the lake. Lot has been improved with a driveway, tons of mature trees, and landscaping, natural gas is at the property line and there is an ideal building site if a more significant cottage or year-round residence is your plan. Eagle Bay has developed into one of the premier Sturgeon Lake developments with massive lots delivering unrivaled privacy, many impressive cabins and homes, and Youngâ€™s Point Provincial Park and boat launch are very close. Take the short drive out



to view this superb recreational getaway.

Built in 2018

### **Essential Information**

MLS® #	A2208364
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Half Baths	1
Square Footage	178
Acres	9.88
Year Built	2018
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	Lot 2 - 70539 Rng Rd 250
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T8V 1G2

### **Amenities**

Parking Spaces	6
Parking	Gravel Driveway, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Other
Heating	Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

## Exterior

Exterior Features	Fire Pit, Private Yard, RV Hookup, Storage
Lot Description	Backs on to Park/Green Space, Few Trees, Gazebo, Lake, Low Maintenance Landscape, Private, Open Lot
Roof	Other
Construction	Wood Siding

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	CR-3

## Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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.