

# **\$225,000 - 115, 70544 Range Road 234, Rural Greenview No. 16, M.D. of**

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MLS® #A2212059

**\$225,000**

3 Bedroom, 1.00 Bathroom, 896 sqft  
Residential on 0.27 Acres

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

Experience the charm of "Cabin Life" at The Narrows on Sturgeon Lake!

This unique subdivision offers the perfect blend of lake living and recreation, complete with access to Sturgeon Lake and the adjacent Greenview Golf Resort.

This 3-bedroom cabin is the perfect getaway for creating lasting family memories. Designed with comfort and character in mind, the open-concept main living area features vaulted ceilings and spans the kitchen, dining, and living spaces. A cozy wood-burning fireplace adds rustic charm, while the gas furnace provides year-round heating options.

The three bedrooms are located at the rear of the cabin; a few could benefit from some finishing touches like flooring and drywall. The bathroom includes a working toilet and sink, and while the shower stall is installed, it hasn't been plumbed in yet.

True to the character of many lake cabins, this one comes with a quirky loft accessed by ladder. Currently, it houses an approximately 200-gallon water tank, which is filled using an outdoor pump. Though not currently set up for potable water, the system could easily be adapted by the next owner. Water is circulated using an RV-style pump, conveniently



controlled by a switch in the bathroom. There is no hot water tank in place at this time.

The cabin is built on concrete pads and sits on a spacious corner lot, offering two drivewaysâ€”ideal for hosting guests or parking RVs. Outdoor living is where this property really shines: expansive deck space, mature trees, a firepit, garage, shed, woodshed, and outhouse all contribute to that classic cabin feel.

The Narrows community was established in 1967 and includes 79 residential lots, with a few more nearby. With paved access right to the subdivision, it has grown over the years from a weekend retreat into a vibrant community with approximately 20 year-round residents. Residents enjoy private boat launch access and are just minutes from the golf course with private gate access with your golf cart directly from your subdivision.

This property offers everything you need to start your lake life adventureâ€”just bring your vision and make it your own!

Built in 1988

**Essential Information**

MLS® #	A2212059
Price	\$225,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	0.27
Year Built	1988
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin

Status	Active
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### Community Information

Address	115, 70544 Range Road 234
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### Amenities

Parking Spaces	7
Parking	Additional Parking, Single Garage Detached
# of Garages	1
Waterfront	Lake

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Corner Lot, Irregular Lot, Lawn, Many Trees
Roof	Metal
Construction	Wood Siding
Foundation	Other, See Remarks

### Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	CR-3

### Listing Details

Listing Office

Grassroots Realty Group Ltd.

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