

**Lot #8, 70539 Rng Rd. 250
Rural Greenview No. 16, M.D. of, Alberta**

MLS # A2147295



\$275,000

Division:	Rural Greenview No. 16, M.D. of		
Type:	Residential/Other		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	294 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	-
Garage:	RV Access/Parking		
Lot Size:	6.30 Acres		
Lot Feat:	Brush, Environmental Reserve, Lake, Gentle Sloping, Many Trees, See Rema		

Heating:	See Remarks	Water:	None
Floors:	See Remarks	Sewer:	Holding Tank
Roof:	Other	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	CR3
Foundation:	-	Utilities:	Electricity Connected, Natural Gas at Lot Line
Features:	See Remarks		

Inclusions: Fireplace, fire pit, shed, outhouse, floating dock system

This is a rare find! Located on Sturgeon Lake in the quiet community of Eagle Bay are 6.3 acres of enjoyment with water access! All you really need to do is bring your boat, fishing gear and RV for a time of fun and relaxation! This grassy acreage is bordered by rows of blue spruce on three sides and an open view of the lake on the 4th side. Power is installed with 110 amp service suitable for permanent housing plus 50 amp service at the main box plus a 30 amp service and sub panel for additional RV parking and multiple exterior plugs at the main box. Natural gas is to the property line, ready for you to bring it in (no charge to you!). The outhouse has a concrete floor, underground holding tank and an RV toilet and tank for gravity feed flushing. The 16x32 shed is on skids, has a man door plus garage door, wooden floor, shelving and counters. Lots of room for storage! Enjoy the serene view of the lake while relaxing in the 14 x 21 Gazebo set up perfectly with a wood stove for extra heat if you need it. Down the hill and on the water's edge you will find an elevated walkway and dock ramp to provide access to the lake. Included is the floating dock system consisting of 4x8 treated timber panels and float system using plastic barrels. This is usually set up as a rectangle with 4 large dock anchors at each corner allowing a 23ft pontoon boat to anchor there.