

**15 Cosy Cove Campround
Rural Greenview No. 16, M.D. of, Alberta**

MLS # A2148446



\$159,900

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|------------------|--|---------------|---|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Cottage/Cabin | | |
| Size: | 406 sq.ft. | Age: | - |
| Beds: | 1 | Baths: | 1 |
| Garage: | Golf Cart Garage, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Beach, Few Trees, Lake, Landscaped, Waterfront | | |

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|--------------------|-----------------------------|-------------------|-------------|
| Heating: | Forced Air, Propane | Water: | Cistern |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Septic Tank |
| Roof: | Metal | Condo Fee: | \$ 1,150 |
| Basement: | None | LLD: | - |
| Exterior: | Metal Siding | Zoning: | NA |
| Foundation: | Block, Other | Utilities: | - |
| Features: | Open Floorplan, See Remarks | | |

Inclusions: Property sold as is except for the list of exclusions

Your lakefront cabin oasis awaits! Escape the hustle and bustle of city life and escape to your serene lakeside life for the Summer. The cabin offers breathtaking views of Sturgeon lake, a private beach spot, and easy access to the exclusive Cosy Cove boat launch, reserved solely for Cosy Cove residents. There's no shortage of activities to keep your loved ones entertained. Enjoy activities such as any water sport, pickleball, volleyball, basketball, soccer, playing on playgrounds, or leisurely rides around on the golf cart. The property itself boasts a 10x24 garage, a charming 10'11 x 8'11 she-shed (perfect for guests), and the 15x30 cabin with a stunning wrap-around, partially covered deck. Inside the cabin, you'll find a cozy open-concept kitchen, living, and dining area. The 3pc bathroom features a standup shower, and the bedroom offers a beautiful view of the lake with direct access to the deck. Plus, no need to worry about furnishing the cabin—it comes fully furnished! Almost everything you see while viewing, is staying. Don't miss your chance to experience the ultimate lakeside living! (Please be advised that there are NO DOGS allowed on the premises, and funding will need to be private or non-conventional. NO MORTGAGES, by purchasing this property you are becoming a shareholder in Cosy Cove)