

**#14, 70539 Rge Rd 250**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2207091**



## \$265,000

**Division:** Rural Greenview No. 16, M.D. of

**Lot Size:** 5.93 Acres

**Lot Feat:** -

**By Town:** Valleyview

**LLD:** 31-70-24-W5

**Zoning:** CR3

**Water:** Well

**Sewer:** -

**Utilities:** -

Escape the hustle and bustle while staying conveniently close to the city with this stunning lakefront lot!!! Nestled along the peaceful shoreline at Sturgeon Lake, this property offers direct water access, and endless possibilities for outdoor recreation. This almost 6 acre lot features a 28' x 36' shop (with a 16'wide x 14' high overhead door); perfect for storage, hobbies, or small projects. And a lovely gazebo, as well as a 12' x 15' greenhouse, ideal for growing fresh produce and flowers. Also included are the floating dock and outdoor washroom. Wired for RV's just pull up, set up, and let memories be made. Whether you're looking for a weekend getaway, a future home site or a private retreat, this property provides the perfect blend of tranquility and accessibility. Enjoy fishing, kayaking, or simply relaxing by the water - all just a short commute from urban amenities. Don't miss this rare opportunity to own a slice of lakefront paradise!!