

# \$199,000 - 4, 70420 Range Road 245 Road, Rural Greenview No. 16, M.D. of

MLS® #A2214420

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.01 Acres

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

Opportunity knocks! Looking for your own personal recreational getaway or the perfect spot to build your forever home? Located within minutes of Sturgeon Lake between Cosy Cove and The Narrows, this three plus acres parcel provides a lovely mixture of cleared grassed areas, large clusters of mature trees, and both flat and gently sloped areas. The new owner is sure to appreciate the added privacy from the environmental reserve that borders the property's south boundary and the thick stand of trees along the east and north boundaries. Do not miss this opportunity to own your own piece of paradise, where you will be able to make memories for years to come as you host family and friends camp outs and more. Call your favorite Realtor to view this property and start setting up "home" so you can start enjoying summer at the Lake! Please DO NOT drive on the land.



## Essential Information

MLS® #	A2214420
Price	\$199,000
Bathrooms	0.00
Acres	3.01
Type	Land

Sub-Type           Recreational  
Status             Active

### **Community Information**

Address            4, 70420 Range Road 245 Road  
Subdivision        NONE  
City                Rural Greenview No. 16, M.D. of  
County             Greenview No. 16, M.D. of  
Province           Alberta  
Postal Code        T0H 0Y0

### **Amenities**

Utilities           See Remarks

### **Exterior**

Lot Description    See Remarks, Corners Marked

### **Additional Information**

Date Listed        April 24th, 2025  
Zoning             CR3

### **Listing Details**

Listing Office     Century 21 Grande Prairie Realty Inc.

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