

# \$79,900 - 117, 71127 Rge Rd 234, Rural Greenview No. 16, M.D. of

MLS® #A2223206

**\$79,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.30 Acres

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

Located just one hour east of Grande Prairie on the northeast side of Sturgeon Lake, this gently sloping lakeside view .3 acre lot in the private Sandy Bay subdivision offers an ideal recreational getaway and is the perfect spot to build a cabin with a walkout! With direct lake views and access right across the road, it's a perfect spot to build your dream cabin or enjoy as a seasonal camping retreat. Sturgeon Lake is known for excellent year-round walleye fishing and summer boating. The lot has natural gas and power at the property line and access to a nearby community water filling station. A \$20 annual fee to the community association provides use of the shared dock, making this a well-rounded opportunity for lakefront living in Northern Alberta. Cleared, Seeded for grass and ready to build on



## Essential Information

MLS® #	A2223206
Price	\$79,900
Bathrooms	0.00
Acres	0.30
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	117, 71127 Rge Rd 234
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

## Additional Information

Date Listed	May 21st, 2025
Days on Market	39
Zoning	CR3

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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