

117, 71127 RGE RD 234  
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2223206



**\$79,900**

Division: NONE

Lot Size: 0.30 Acre

Lot Feat: -

By Town: Valleyview

LLD: 8-71-23-W5

Zoning: CR3

Water: None

Sewer: -

Utilities: -

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