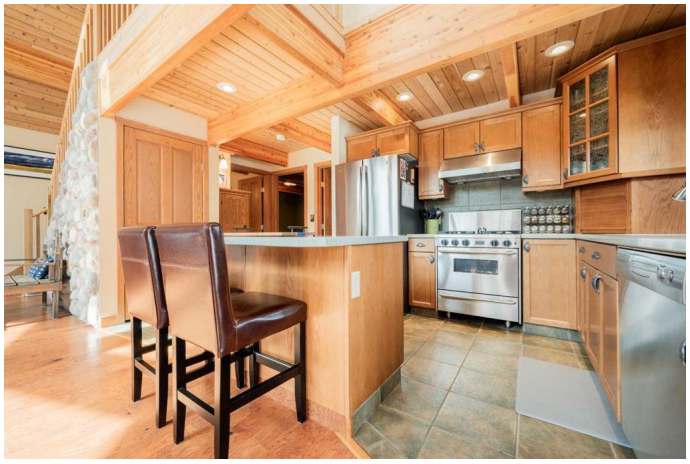
$975,000 - 118, 70544 Range Road 243, Rural Greenview No. 16, M.D. of

MLS® #A2256726

$975,000
3 Bedroom, 2.00 Bathroom, 1,714 sqft
Residential on 0.07 Acres

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



You will be amazed when you drive up the driveway!!!! This Beautiful Linwood Custom Cedar Home is located on a deeded lot in the Narrows subdivision. It has access to Sturgeon Lake, the Greenview Golf Course & unlimited green zone recreation. Work from home, commute, retire, or just use weekends & holidays. The full-time residential community is well maintained with its own boat launch & there is a school bus for your children. You can drive your golf cart to the course or visit a neighbour, use your snow machine to go ice fishing, or just sit around the campfire with family & friends. The Fairmont building plan was engineered by Linwood; all the framing material was shipped from the Lower Vancouver Mainland, journeymen carpenters were used, quality craftsmanship & materials were used throughout the entire building. The Prow front vaulted ceiling & large windows that allow in lots of natural light. The main floor has a Large Entrance, Open beam living room with a rock face fireplace. The open plan kitchen is part of the living space and is a focal point for family gatherings. The home sits on one lot with a detached In-floor heated double car garage that boasts a tiled back room storage area, and a large loft above for sewing and crafts. The property is fully landscaped with mature spruce & pine trees. There is an exposed aggregate retaining wall, stamped

concrete walks, and a large cedar deck. Features: Linwood Ultra materials package 1 Â½ in. x 14 Â¾ in. roof joists at 24 in. center Tongue & groove plywood flooring & roofing Fir glue-lam beams in all rooms 1 x 6 cedar lap liner 50 year FG shingles Dual pane solar gain, low (E) argon windows Â¾ in. tongue & groove cedar siding Tempered glass deck railing Air conditioned, dual electrical panels for a backup generator, heated concrete basement with backup electrical baseboard heaters, RSF Opal wood fireplace, Five Star gas stove, Asko dishwasher, French door refrigerator, Laundry Center, Custom Lighting inside & outside, Window shades, Wood Shed. Book your showing today!!!

Built in 2007

Essential Information

MLS® #	A2256726
Price	$975,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,714
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 and Half Storey
Status	Active

Community Information

Address	118, 70544 Range Road 243
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Interior Lot, Landscaped, Lawn
Roof	Fiberglass
Construction	Cedar
Foundation	Perimeter Wall

Additional Information

Date Listed	September 12th, 2025
Days on Market	2
Zoning	RES

Listing Details

Listing Office	RE/MAX Grande Prairie

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