

23144 Twp Rd 712  
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2153293



**\$795,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	46.78 Acres		
<b>Lot Feat:</b>	Beach		

<b>Heating:</b>	Combination, Forced Air, Natural Gas, Space Heater	<b>Water:</b>	Cistern
<b>Floors:</b>	Other, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Other	<b>Zoning:</b>	A-1
<b>Foundation:</b>	Combination, Other, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Kitchen Island, See Remarks		

**Inclusions:** Gazebo, firepits, dock, misc sheds,

North Fork Ranch "Cabin" acreage, one of the most unique acreages you will find! Features a 4 season Log cabin with addition on the shore of a little 25 acre lake. Home to fish, waterfowl and various wildlife.. Enjoy the peaceful tranquility year round. Residence is 3 Bedrooms, 1-4pc bathroom, 1-2pc bathroom, laundry room, TV room, and Kitchen/dining room with door on to the large deck overlooking the lake. \*You will enjoy the your morning coffee and view (you just might not want to go to work!)\* Outbuildings for storage and working.