

**28, Boyd Lakeshore  
Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2162207**



**\$399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Unpaved		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Lake, Waterfront		

<b>Heating:</b>	Natural Gas, Other, Wood, Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	27-70-24-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Recreational
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** STOVE, FRIDGE, DISHWASHER, WASHER & DRYER, MICROWAVE, BOAT LIFT, BBQ ON DECK, GUEST HOUSE AND OUTHOUSE

Charming Waterfront Cabin on Sturgeon Lake &ndash; Just 45 Minutes from GP! Escape to your own piece of paradise with this beautiful, 3-bedroom, 1-bathroom cabin offering stunning floor-to-ceiling views of Sturgeon Lake. Cozy up by the wood stove or enjoy the fresh air outside&mdash;this cabin is fully equipped with all appliances, and most furnishings are negotiable! Bonus features include a guest house (currently used as a storage shed) just steps from the main cabin, an outhouse for that classic cabin feel, and a lift for easy lake access. Whether you're looking for a summer getaway or year-round retreat, this property is perfect for creating lasting memories. Located in the friendly, gated community of Boyd Lakeshore, you'll enjoy your own private beach, plus endless opportunities for fishing, water sports, ice fishing, and peaceful lake life. Don&rsquo;t miss out on this stunning retreat!