

# **\$799,900 - 53 Boyd Lakeshore, Rural Greenview No. 16, M.D. of**

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MLS® #A2166590

**\$799,900**

3 Bedroom, 1.00 Bathroom, 1,454 sqft  
Residential on 0.11 Acres

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

Lakefront, lake view, lake life! This charming cottage nestled into Boyd Lakeshore Properties is a slice of heaven! A tranquil getaway only 45min from the city. This property offers lake life, fishing and water sports, ice fishing, evenings at a camp fire or inside by the wood fire to enjoy year round. Charming knotty pine interior walls, ceilings, doors, hardwood and vinyl floors. Beautiful stone fireplace in living room. Well appointed kitchen boasts bar fridge in island, full stainless fridge, full stainless freezer, bosch stainless dishwasher, Jenn Air stove. Two huge covered decks with glass fronts offer stunning lake views. Upstairs bedrooms are large enough for multiple beds, master bedroom has living space and door to deck. \*Living space in master bedroom could easily be converted to extra bedroom, and an upstairs bathroom could also be added if needed. \* This is an incredible all season recreation property that is nearly impossible to find within an hour of Grande Prairie.

Built in 2006

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2166590  |
| Price    | \$799,900 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,454       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 53 Boyd Lakeshore               |
| Subdivision | NONE                            |
| City        | Rural Greenview No. 16, M.D. of |
| County      | Greenview No. 16, M.D. of       |
| Province    | Alberta                         |
| Postal Code | T0H 0P0                         |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Beach Access, Boating |
| Parking Spaces | 2                     |
| Parking        | Stall                 |
| Is Waterfront  | Yes                   |

### **Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                          |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Fireplace(s)                                                                |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Wood Burning                                                                            |
| Basement          | None                                                                                    |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Beach, Lake, Waterfront |
| Roof              | Asphalt Shingle         |

|              |              |
|--------------|--------------|
| Construction | Cedar, Stone |
| Foundation   | Piling(s)    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2024 |
| Days on Market | 229                  |
| Zoning         | REC                  |
| HOA Fees       | 609                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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