

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

---

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	219
Zoning	REC
HOA Fees	609
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.