

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

MLS # A2318958



\$919,900

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,090 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.50 Acre		
Lot Feat:	Beach, Gentle Sloping, Interior Lot, Lake, Landscaped, Low Maintenance Lan		

Heating:	Forced Air	Water:	Cistern
Floors:	Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	REC
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, trash compactor, fridge & mini fridge in garage, 1 cabinet in garage, fridge drawers, Gas BBQ, 2 sheds, patio heater, bar stools, upstairs sofa bed, 3 upstairs bedroom sets, all tv's & mounts, central vac & attachments, battery back-up for sump, all blinds & window coverings, bookshelf by water tank, decor by the TV, Starlink can be transferred, boat dock & lift (new in 2026 \$65K), control 4 system with built in speakers (needs to be updated)

Your Dream Lakefront Getaway awaits!! Just 45 minutes from Grande Prairie, this immaculate waterfront 4 season home in the gated community of Boyd Lakeshore offers the perfect escape for your family & friends. Situated on the shores of Sturgeon Lake with your own beachfront, private dock access with boat lift, and unobstructed lake views, this property was built for making the most of every season. Step inside and be welcomed by a spacious mudroom, main floor laundry, and convenient powder room. The main-floor primary suite provides comfort and privacy with walk-in closet & custom shelving & ensuite with dbl sinks & shower. The stunning open-concept living area showcases soaring cathedral ceilings with wood beams and floor-to-ceiling windows that frame breathtaking unobstructed lake views. The beautifully appointed kitchen features granite countertops, large center island, custom cabinetry, and premium JennAir appliances, including a 5-burner gas cooktop, built-in oven and microwave, oversized refrigerator and freezer, Bosch dishwasher, garbage compactor, and a two-drawer beverage fridge in the island. Walk-out composite deck lakeside offers partial shade plus stamped concrete walk-ways front driveway to backyard invite your guests to sit back and enjoy the views! Central air conditioning keeps the home comfortable on warm Summer days and the gas fireplace provides the perfect ambience for the cozy Winter nights. The upper level offers flex/bonus room space, a full bathroom and 2 additional bedrooms, 1 with full ensuite making it a great option for 2nd Primary bedroom OR bunkhouse space for kids/grandkids. Bsmt features full bath & utilities with 2000 GAL freshwater tank, HWD, central vac and crawl space for additional storage. The 128' Flo dock as well as the 5000LB Flo lift with remote & new canopy are also included as well

as some furniture noted in remarks, completing this move-in ready lake life pkg! Whether you're boating, swimming, entertaining, or simply relaxing by the water, this exceptional lakefront retreat offers luxury, convenience, and unforgettable views. Take advantage of lake life and enjoy the freedom of having your own private getaway with close proximity to the City. Ready for immediate possession this lake life dream could start today!