

# **\$950,000 - 47231b Township Road 612, Rural Bonnyville M.D.**

MLS® #E4427411

**\$950,000**

4 Bedroom, 4.00 Bathroom, 1,897 sqft

Rural on 4.60 Acres

None, Rural Bonnyville M.D., AB

Looking for something rare & special?? Look no further! This 4.6 acre private site is located on the shores of Moose Lake. You own right to the waters edge! A gentle sloping site that is fully landscaped and framed by mature trees. The custom built 1900 square foot walkout bungalow is in pristine condition. Main floor features an open concept taking full advantage of views and sight lines of the lake. The primary bedroom features a 5 pce ensuite, WIC and access to the deck overlooking the lake. An office, laundry room, two more bathrooms and a 2nd bedroom complete the main floor. The walk out basement features a spacious family room complete with a wet bar and games area. 2 more bedrooms, a 4 pce bathroom and a fitness area complete the basement. The oversized double attached garage is heated. The 30x30 work shop is heated and wired 220V, the 32x34 detached garage is perfect for toys and trucks. The rustic trappers cabin makes a great guest house. Seclusion and serenity on the shores of Moose Lake...

Built in 2001

## **Essential Information**

MLS® #                      E4427411



Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,897
Acres	4.60
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	47231b Township Road 612
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Fire Pit, Front Porch, Vinyl Windows, Walkout Basement, Wet Bar
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Propane
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Sloping Lot, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 24th, 2025

Days on Market 22

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 15th, 2025 at 7:17pm MDT