

# **\$399,900 - 104 44306 Township Road 640, Rural Bonnyville M.D.**

---

MLS® #E4423276

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,512 sqft

Rural on 1.12 Acres

Crane Lake, Rural Bonnyville M.D., AB

A fantastic opportunity to own this meticulous property in CRANE LAKE! This home sits on a 1.12 acre corner lot with big beautiful trees throughout, firepit, storage sheds and a serene space to enjoy Crane Lake summers! This 1512 sft home with attached 24X28 heated garage has 3 bedrooms, a den, main floor laundry and 2 full bathrooms. The primary bedroom has a walk in closet and a 4 piece ensuite bathroom with jetted tub, shower and linen closet. Open concept layout with vinyl plank flooring throughout. The kitchen boasts an eat up island and all appliances. Direct access off the dining room to the spacious back deck with attached gazebo. Soooo many UPDATES done to this home: NEW A/C, furnace, HVAC (2022), NEW front door & patio (2021), NEW flooring (2023), NEW shingles (2024), NEW water softener (2024). This home is on a drilled well and is coded for a 3 bedroom septic. Take the drive...you won't be disappointed :)

Built in 2007

## **Essential Information**

MLS® #	E4423276
Price	\$399,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,512
Acres	1.12
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	104 44306 Township Road 640
Area	Rural Bonnyville M.D.
Subdivision	Crane Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Parking-Extra, R.V. Storage, Vinyl Windows
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, No Basement

### Exterior

Exterior	See Remarks
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fruit Trees/Shrubs, Landscaped, Level Land, Treed Lot
Construction	See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 27th, 2025
-------------	---------------------

Days on Market 119  
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 June 25th, 2025 at 11:47pm MDT