

\$449,000 - #48 47018 Twp Rd 604a, Rural Bonnyville M.D.

MLS® #E4438550

\$449,000

3 Bedroom, 1.50 Bathroom, 982 sqft

Rural on 0.24 Acres

Nicholson Subdivision, Rural Bonnyville M.D., AB

Welcome to the shores of Moose Lake in the quiet Nicholson Sub Division. This home features 2 bedrooms on the main floor, 4 pc bathroom, kitchen and dining over looking the lake. A sun room to enjoy the beautiful sunsets, and large living room. The lower level has 1 bedroom, large family room with a wood burning stove, 2 pc bath with laundry, and a walk out with easy access to the lake. Upgrades over the past few years are shingles, windows, furnace, AC, hot water tank and softener. The yard is well maintained, with a double car garage and large parking area for family to come and visit. Still have time to enjoy the summer at the lake.

Built in 1984

Essential Information

MLS® #	E4438550
Price	\$449,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	982
Acres	0.24



Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	#48 47018 Twp Rd 604a
Area	Rural Bonnyville M.D.
Subdivision	Nicholson Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J3

Amenities

Features	Off Street Parking, Air Conditioner, Deck, R.V. Storage, Sunroom, Walkout Basement
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Hillside, Landscaped, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 25th, 2025
Days on Market	26
Zoning	Zone 65

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