

# **\$359,900 - 11 47221 Township Road 612, Rural Bonnyville M.D.**

MLS® #E4439184

**\$359,900**

2 Bedroom, 1.00 Bathroom, 552 sqft

Rural on 2.08 Acres

Franchere, Rural Bonnyville M.D., AB

Peace and serenity on a 2 acre lakefront property in Franchere Bay Moose Lake. This property is ideally set up for family camping and get togethers. There are numerous RV sites set up along with a 1975 modular home on wheels which can be easily removed or lived in seasonally. Level landscaping down to the beach provides easy access for all. Services include power, a drilled well, propane for heat source and a holding tank for septic. There is a 24x32 garage that is perfect for the boat, toys and tools. 3 other garden sheds provide storage for the summer lawn furniture and so much more. Enjoy picture perfect sunsets around the fire pit while nature is on full display all around you. Lake living on the "Mighty Moose"....there is nothing like it!

Built in 1975

## **Essential Information**

MLS® #	E4439184
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	552
Acres	2.08



Year Built	1975
Type	Rural
Sub-Type	Vacant Lot/Land
Style	Bungalow
Status	Active

### Community Information

Address	11 47221 Township Road 612
Area	Rural Bonnyville M.D.
Subdivision	Franchere
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J5

### Amenities

Features	Deck, Fire Pit
Parking Spaces	6

### Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	May 29th, 2025
Days on Market	11
Zoning	Zone 60

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Listing information last updated on June 9th, 2025 at 6:02am MDT