

## \$349,900 - 46301 Twp Rd 611, Rural Bonnyville M.D.

MLS® #E4439225

**\$349,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.17 Acres

None, Rural Bonnyville M.D., AB

Prime lakefront Veseau Beach just 5 minutes from downtown Bonnyville including the RV fifth wheel. Shallow grade to the sandy beach, no stairs. This lot has a power pole with a meter and panel. No tanks for water or sewer. Concrete pads for parking up 3 large RV trailers in a U shape to surround the firpit at the beach. The shed, BBQ & cover, picnic table, stairs, all that you see, will be included. The water faucets are not functional at this time. 2017 DRV Luxury Suite Aires 40 is in excellent condition and everything in it will also be staying. Some upgrades are the 2 eazy chairs at back window viewing the lake, counter tops and flooring. Well maintained and serviced throughout the years. On the shores of Moose Lake gives way to plenty of boating, sunsets, fishing, sand castles and more. The Shaw House & MD Boat launch and HWY 28 is just around the corner. 118 feet deep to the water line, 50 feet of beach with 80 feet at the road. Holiday package all right here, ready tomorrow for you to enjoy.

### Essential Information

MLS® #	E4439225
Price	\$349,900
Bathrooms	0.00
Acres	0.17



Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	46301 Twp Rd 611
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G8

### Exterior

Exterior Features	Backs Onto Lake, Beach Access, Boating, Lake Access Property, Lake View, Recreation Use, Waterfront Property
Lot Description	119'x52'x117'x80'

### Additional Information

Date Listed	May 28th, 2025
Days on Market	12
Zoning	Zone 60

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Listing information last updated on June 9th, 2025 at 3:47am MDT