

# **\$549,900 - #15 61223 Range Road 470, Rural Bonnyville M.D.**

MLS® #E4440629

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,350 sqft

Rural on 0.76 Acres

Moose Lake Estates, Rural Bonnyville M.D.,  
AB

Motivated sellers due to job transfer! Meet lake life with the convenience of amenities in Bonnyville approximately 10 minutes away on paved roads. This 5 bedroom, 3 bathroom, 1350 sq ft raised bungalow boasts additional room with its fully finished basement featuring 9 foot ceilings and in floor heat leaving 2700 square feet of cozy living space to enjoy. This gorgeous home offers custom DECOR cabinets with vaulted ceilings and main floor or basement laundry, drilled well, septic field and reverse osmosis water system. The 28 x 30 double detached garage gives you plenty of storage for vehicles and recreational toys plus 2 sheds and a playhouse. Relax in the 8-person jacuzzi hot tub after enjoying a day on the lake or at the private community sand beach only steps away from the property. Boat access is located at the Moose Lake Provincial Park adjacent to the property. The 0.76 beautifully treed tranquil acreage is near endless trails for the ATV or snowmobile enthusiasts.

Built in 2012

## **Essential Information**

MLS® #

E4440629



Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,350
Acres	0.76
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	#15 61223 Range Road 470
Area	Rural Bonnyville M.D.
Subdivision	Moose Lake Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### **Amenities**

Features	Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Parking-Extra, Sprinkler Sys-Underground, Vaulted Ceiling
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Lake Access Property, Landscaped, Level Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 5th, 2025  
Days on Market      21  
Zoning                Zone 65

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