

# **\$599,900 - 12 63532 Range Road 444, Rural Bonnyville M.D.**

MLS® #E4399441

**\$599,900**

2 Bedroom, 0.50 Bathroom, 384 sqft

Rural on 0.53 Acres

Crane Lake, Rural Bonnyville M.D., AB

Some of the best lake frontage on Crane Lake! This half acre lot is currently set up with 4 fully serviced RV sites with a long drop toilet and 2 dry cabins with a storage shed at the water's edge with a sandy beach. The main cabin sits on steel pilings and has two bedrooms, and an open living area as does the second cabin that sits on skids. You won't need much dock here as it is in the deepest part of the lake! Invite all your friends to spend the summer at the lake or clear it all out and build your dream home in the one of the best locations on Crane Lake the choice is yours! Start making memories of a lifetime today, If you are looking to work and live at Crane Lake year round check out the other two parcels of Bodina Resort that are also available for sale E4399409 and E4399427 you could just buy all three lots together!

Built in 1999

## **Essential Information**

MLS® #	E4399441
Price	\$599,900
Bedrooms	2
Bathrooms	0.50
Half Baths	1



Square Footage	384
Acres	0.53
Year Built	1999
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	12 63532 Range Road 444
Area	Rural Bonnyville M.D.
Subdivision	Crane Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J3

### Amenities

Features	Off Street Parking, See Remarks
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### Interior

Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Lake View, Recreation Use, Waterfront Property
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	July 24th, 2024
Days on Market	373
Zoning	Zone 60

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