# \$349,000 - 319 Perch Close, Rural Bonnyville M.D.

MLS® #E4433875

### \$349,000

2 Bedroom, 1.00 Bathroom, 880 sqft Rural on 0.39 Acres

Bonnyville Beach, Rural Bonnyville M.D., AB

The lakefront property in Moose Lake offers a serene and picturesque setting, perfect for those seeking a tranquil lifestyle. The west-facing dining and living room areas provide stunning views of the lake, creating a peaceful ambiance for residents and guests. Enjoy the single detached garage and/or added bunk/shed. The wrap-around deck, accessible from the dining room via patio doors, adds a touch of luxury and convenience, perfect for entertaining or simply enjoying the natural surroundings. With easy access to the dock, loading and unloading summer toys becomes effortless, allowing for more time to savour the beautiful summer days on the water with boats, sea-doos, kayaks, or paddle boards. After a day of lake activities, unwinding under the stars in the private hot tub offers a delightful way to relax and appreciate the beauty of the surroundings. Additionally, the fully fenced and landscaped yard caters to the needs of furry friends and young children, making it a safe and enjoyable space for all.







Built in 1975

## **Essential Information**

MLS® # E4433875 Price \$349,000 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 880

Acres 0.39

Year Built 1975

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 319 Perch Close

Area Rural Bonnyville M.D.

Subdivision Bonnyville Beach

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 0B6

### **Amenities**

Features Deck, Dog Run-Fenced In, Hot Tub, Vaulted Ceiling

Interior

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood

Exterior Features Boating, Cul-De-Sac, Lake Access Property, Landscaped, Low

Maintenance Landscape, Paved Lane, Playground Nearby, Waterfront

Property, Partially Fenced

Construction Wood Foundation Piling

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 185

Zoning Zone 65

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