

\$529,900 - 36 46302 Township Rd 611, Rural Bonnyville M.D.

MLS® #E4440363

\$529,900

3 Bedroom, 2.50 Bathroom, 1,756 sqft
Rural on 0.09 Acres

Vezeau Beach, Rural Bonnyville M.D., AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional informationStunning 3 bedroom & 2.5 bath beachfront home has just finished significant upgrades in May 2025. The open-concept kitchen and dining area is perfect for entertaining and has fantastic views of Moose Lake. Recent renovations include installing luxury vinyl laminate (fully waterproof) throughout, new trim, baseboards, a master bathroom renovation, new paint, and new light fixtures. Low maintenance landscaped yard includes artificial turf, fruit trees, and a large deck beside the water. Deck has paddleboard storage underneath and is re-enforced for a hot tub with electrical connection also in place. A 1 minute drive to the golf course, Vezeau Beach Campground, playground, and boat launch. Less than 10 minute drive to amenities in Bonnyville.

Built in 2001

Essential Information

MLS® #	E4440363
Price	\$529,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,756
Acres	0.09
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	36 46302 Township Rd 611
Area	Rural Bonnyville M.D.
Subdivision	Vezeau Beach
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 1H0

Amenities

Features	See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Boating, Golf Nearby, Lake Access Property, Lake View, Low Maintenance Landscape, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 4th, 2025
Days on Market	13

Zoning

Zone 65

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Listing information last updated on June 17th, 2025 at 4:17am MDT