

# **\$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

Discover lakeside serenity in this charming raised bungalow nestled adjacent to Moose Lake Provincial Park, just steps away from the community beach, paved roads to house, only a 15 minute drive to Bonnyville! The 1350 square foot home features 5 bed/3 bath, gorgeous custom cabinetry that adds a touch of elegance throughout and laundry prepped for main floor or basement! Cozy up under vaulted ceilings while enjoying the comfort of in floor heating during Alberta's chilly winters. Outdoor living shines with a generous composite two-tier deck, perfect for hosting gatherings around the eight-person hot tub. The fully landscaped property boasts beautiful trees, a fire pit for starlit evenings, two garden sheds, and even a playhouse that will delight the young ones. Convenience meets recreation with an oversized detached double garage, concrete driveway, and dedicated RV parking.

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
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Days on Market 12

Zoning Zone 65

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