

# **\$1,190,000 - 43123 Twp Rd 642a, Rural Bonnyville M.D.**

MLS® #E4440883

**\$1,190,000**

3 Bedroom, 2.50 Bathroom, 1,752 sqft

Rural on 1.80 Acres

Ethel Lake, Rural Bonnyville M.D., AB

Rare opportunity to own a piece of paradise on the shores of Ethel Lake—ideal for fishing, boating, and outdoor enthusiasts. This custom-designed home sits in a private setting and features an open-concept layout with hickory cabinets, quartz countertops, and large triple-pane windows framing stunning lake views. Cozy up to the marble fireplace, enjoy the comfort of in-floor heating, and walk through double French doors onto a spacious deck with tempered glass railing—perfect for soaking in the beauty of the lake. Step down to your own private dock to fish, paddle, or relax by the water. The exterior boasts durable Hardie board siding and a heated, oversized garage. The main-floor master offers a walk-in closet and updated ensuite with a new tub and vanity. Upstairs you'll find two additional bedrooms and a loft-style landing that captures the view. A true lakeside retreat!

Built in 2008

## **Essential Information**

MLS® #	E4440883
Price	\$1,190,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,752
Acres	1.80
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	43123 Twp Rd 642a
Area	Rural Bonnyville M.D.
Subdivision	Ethel Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P3

### Amenities

Features	Crawl Space, Deck, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Environmental Reserve, Lake View, Landscaped, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	13
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 7:17am MDT