# \$519,000 - #7 46328 Twp Rd 612, Rural Bonnyville M.D.

MLS® #E4442035

### \$519,000

1 Bedroom, 0.00 Bathroom, 336 sqft Rural on 3.67 Acres

Turcotte Subdivision, Rural Bonnyville M.D., AB

A truly one-of-a-kind 3.67-acre lakefront retreat on Moose Lake! Follow the enchanting 750' private driveway as it leads to a mature, open clearing featuring a charming 3-season cabin and multiple versatile outbuildings. The main cabin offers 336 sq. ft. of cozy living space with water, power, and wood heat from a classic antique stove. A separate bunkhouse/bathhouse provides additional sleeping quarters, washroom facilities, and laundry services â€" perfect for accommodating guests or extended family. Additional outbuildings serve as excellent storage options and also feature power connections. Lake water hydrants are conveniently located throughout the property for easy access. Wander down to the lakefront, where you'II find ample space for a future boat lift and dock installation. This exceptional property is ideal for families seeking a peaceful lakeside getaway or for anyone ready to build their executive dream home in a truly serene setting. Don't miss this rare opportunity to own a piece of paradise.

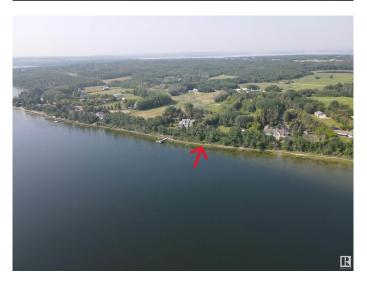
Built in 1983

### **Essential Information**

MLS® # E4442035







Price \$519,000

Bedrooms

1

Bathrooms

0.00

Square Footage

336

Acres

3.67

Year Built

4000

Type

1983 Rural

Sub-Type

**Detached Single Family** 

Style

Bungalow

Status

Active

## **Community Information**

Address #7 46328 Twp Rd 612

Area Rural Bonnyville M.D.

Subdivision Turcotte Subdivision

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J1

### **Amenities**

Features Fire Pit, Hot Water Electric, Lake Privileges

Interior

Heating Wood Stove, Wood

Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood

Exterior Features Boating, Private Setting, Waterfront Property

Construction Wood Foundation Block

### **Additional Information**

Date Listed June 10th, 2025

Days on Market 68

Zoning Zone 65

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Listing information last updated on August 17th, 2025 at 7:17pm MDT