\$539,900 - 43021 Twp Rd 602, Rural Bonnyville M.D.

MLS® #E4443848

\$539,900

3 Bedroom, 2.50 Bathroom, 1,800 sqft Rural on 15.54 Acres

Angling Lake, Rural Bonnyville M.D., AB

This acreage home is approximately 1800 sqft., with 3 bedrooms & 3 bathrooms on the main floor, including the ensuite with jet tub & shower, & large 8'x6'6" walk-in closet! The home is set up to have another 2-3 bedrooms in the basement, with large windows, & another full bathroom, zoned in-floor heat, & a spacious living room that can be developed. The home sits on over 15 acres, with a double car 24' x 26' garage, 2 wells, 3 heated livestock water troughs, corrals for horses, 2 yard lights, a water line for a garden, calf shelter, chicken coup, maternity pen with attached shelter, granary, & everything you need for a small cow calf operation, hobby farm, or keeping horses. The home is right next to Angling Lake, & the Beaverdam community with boat launch, February Fish Derby, picnic/camping site, boating, & trail rides. The Lennox furnace & water treatment system were both serviced on June 20, 2025. The Seller is willing to provide a \$5,000 appliance package, depending on the purchase price.







Built in 2005

Essential Information

MLS® # E4443848 Price \$539,900 Lease Rate \$274

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,800

Acres 15.54

Year Built 2005

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 43021 Twp Rd 602

Area Rural Bonnyville M.D.

Subdivision Angling Lake

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J3

Amenities

Features Deck, Detectors Smoke, Hot Water Electric, Parking-Plug-Ins,

Storage-In-Suite, Vinyl Windows

Parking Spaces 10

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Propane

Stories 1

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood

Exterior Features Boating, Lake View, Picnic Area, Playground Nearby

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed June 23rd, 2025

Days on Market 116

Zoning Zone 60

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Listing information last updated on October 16th, 2025 at 11:47pm MDT