

## \$349,000 - 25 46514 Twp Rd 604a, Rural Bonnyville M.D.

MLS® #E4445928

**\$349,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.48 Acres

Wood Creek Resort, Rural Bonnyville M.D.,  
AB

Discover your slice of paradise in Wood Creek, where dreams take shape on this stunning vacant lot spanning just under half an acre. This premium property offers the perfect canvas for crafting your dream home while surrounded by nature's finest artistry. Wake up to breathtaking lake views that change with the seasons, creating a living masterpiece right outside your window. Wood Creek isn't just a place to live—it's a lifestyle destination where community spirit thrives. Residents enjoy exclusive access to a beach area, scenic walking and biking paths that wind through natural beauty, and recreational amenities including a beach volleyball court, horseshoe pits, and convenient marina access. Whether you're seeking morning tranquility or evening adventures, this exceptional lot positions you at the heart of outdoor living. Your future home awaits in this remarkable setting where every day feels like a vacation.



### Essential Information

MLS® #	E4445928
Price	\$349,000
Bathrooms	0.00
Acres	0.48
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	25 46514 Twp Rd 604a
Area	Rural Bonnyville M.D.
Subdivision	Wood Creek Resort
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J1

### Exterior

Exterior Features	Beach Access, Boating, Corner Lot, Cul-De-Sac, Environmental Reserve, Lake Access Property, Lake View, Landscaped, Picnic Area, Playground Nearby, Waterfront Property, Street Lighting
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### Additional Information

Date Listed	July 4th, 2025
Days on Market	24
Zoning	Zone 65
HOA Fees	125
HOA Fees Freq.	Monthly

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Listing information last updated on July 28th, 2025 at 2:32pm MDT