\$389,500 - #32 47018 Twp Rd 604a, Rural Bonnyville M.D.

MLS® #E4448271

\$389,500

4 Bedroom, 2.50 Bathroom, 1,465 sqft Rural on 0.23 Acres

Nicholson Subdivision, Rural Bonnyville M.D., AB

Lakefront Living in Nicholson subdivision!! Here's your opportunity to enjoy life on the shores of beautiful Moose Lake. This 1,465 sg/ft bi-level home features 4 bedrooms and 3 bathrooms, offering plenty of space for family and guests. The spacious eat-in kitchen opens onto a covered deck with scenic views of the water â€" perfect for morning coffee or evening relaxation. The bright and inviting living room boasts large south-facing windows and access to a second deck, ideal for soaking up the sun. The primary bedroom includes ample closet space and a private 3-piece ensuite, with two additional large bedrooms and a full 4-piece bath completing the main floor. The walk-out lower level includes direct access to the attached garage, a fourth bedroom with a 2-piece ensuite, and a generous family room with more south-facing windows that flood the space with natural light.

Built in 1980

Essential Information

MLS® # E4448271 Price \$389,500

Bedrooms 4
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,465
Acres 0.23
Year Built 1980
Type Rural

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address #32 47018 Twp Rd 604a
Area Rural Bonnyville M.D.
Subdivision Nicholson Subdivision
City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J6

Amenities

Features Deck

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes
Stories 2
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood

Exterior Features Lake View, Landscaped, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed July 16th, 2025

Days on Market 105

Zoning Zone 65

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