# \$265,900 - #30 47018 Twp Rd 604a, Rural Bonnyville M.D.

MLS® #E4448292

## \$265,900

2 Bedroom, 1.00 Bathroom, 825 sqft Rural on 0.47 Acres

Nicholson Subdivision, Rural Bonnyville M.D., AB

Welcome to your charming lakefront retreat just steps from the serene waters of beautiful Moose Lake. This inviting 825 sq. ft. four-season cabin offers the perfect blend of comfort and rustic charm, featuring 2 cozy bedrooms, a 4-piece bathroom, and a spacious open-concept kitchen and living area, complete with a wood-burning stove for those cozy evenings in. Set on a generous ½ acre lot, you'II also enjoy the convenience of a 24' x 22' heated garage – ideal for storage, hobbies, or extra space for guests. Whether you're looking for a weekend getaway or a peaceful place to call home year-round, this affordable lakeside gem has everything you need. Don't miss your chance to own a slice of Moose Lake paradise!

Built in 1969

# **Essential Information**

MLS® # E4448292 Price \$265,900

Bedrooms 2
Bathrooms 1.00

Full Baths 1







Square Footage 825
Acres 0.47
Year Built 1969
Type Rural

Sub-Type Detached Single Family

Style Bungalow
Status Active

## **Community Information**

Address #30 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

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood

Exterior Features Boating, 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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