

# **\$289,500 - #30 47018 Twp Rd 604a, Rural Bonnyville M.D.**

MLS® #E4448292

## **\$289,500**

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™ll 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	\$289,500
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
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### 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	3
Zoning	Zone 65

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