

## **\$534,900 - 15 61223 Rge Rd 470, Rural Bonnyville M.D.**

MLS® #E4458023

**\$534,900**

5 Bedroom, 3.00 Bathroom, 1,348 sqft

Rural on 0.72 Acres

Moose Lake Estates, Rural Bonnyville M.D.,  
AB

Welcome to Moose Lake Estates MD Bonnyville, featuring total country package & access to a sandy beach. Pride of ownership shines here combined with quality and practical design on a serene private evergreens back lot. The home includes quality kitchen cabinets & appliances, bright basement with 9-foot ceilings, heated floors, new central air conditioning plus flexible laundry options on both floors. Back deck has an 8-person therapeutic jacuzzi, covered gazebos, outdoor shower/spray with hot/cold softened water taps, underground sprinkler system, live well taps, sheds, firepit, and a kid's tree fort. Good wifi with starlink, drilled well with water softener & reverse osmosis filtration, 2 x 40-gallon hot water tanks, a healthy septic system with PVC pipe checkers. Oversized 28'x30'™ garage includes power panel (220 plug) wiring complete, 2x overhead door openers, NE natural gas line trenched in & extra material to finish to buyer's use. The raised gardens will stay at the round-about driveway. Ready to go!

Built in 2012

### **Essential Information**

MLS® # E4458023

Price \$534,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.72
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	15 61223 Rge Rd 470
Area	Rural Bonnyville M.D.
Subdivision	Moose Lake Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Gazebo, Hot Tub, Hot Water Natural Gas, Lake Privileges, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Workshop, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Landscaped, Private Setting, Treed Lot, See Remarks
Lot Description	101 ft x 93 ft
Construction	Wood
Foundation	Insulated Concrete Form

**Additional Information**

Date Listed               September 15th, 2025  
Days on Market        2  
Zoning                    Zone 65

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