

\$4,488,800 - 3 Eagle Drive, Rural Bonnyville M.D.

MLS® #E4459587

\$4,488,800

4 Bedroom, 5.00 Bathroom, 4,446 sqft

Rural on 5.64 Acres

Pelican Narrows, Rural Bonnyville M.D., AB

Private lakefront paradise on Moose Lake! Executive 5.64-acre estate blends luxury w/ natural beauty. Features professionally designed grounds, private boat launch, paved drive, grand front fountain & resort-style amenities. 6877 sq.ft. home impresses w/ old canary wood floors & timber framing. Great room offers a stone fireplace, wet bar & west facing sun room. Chef's kitchen w/ Viking gas stove, espresso bar, wood-burning oven & butler's pantry. Live edge staircase & custom iron railings leads up to a loft office. 4 Bdrms + 6 baths including a primary w/ spa ensuite, private balcony & walk-through closet room to laundry. Walkout basement is developed w/ theatre room, gym, sitting area & extra laundry. Indoor pool/hot tub room rivals any resort w/ heated floors & smart climate control. Triple heated garage, log shop w/ 14' overhead doors & potential for suite, extra 28' X 40' shop, RV hookups, smart home automation & year-round outdoor fun! A Rare, Fully Loaded Retreat Built For Elevated Living.

Built in 2006

Essential Information

MLS® #	E4459587
Price	\$4,488,800
Bedrooms	4



Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	4,446
Acres	5.64
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3 Eagle Drive
Area	Rural Bonnyville M.D.
Subdivision	Pelican Narrows
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Air Conditioner, Closet Organizers, Deck, Exercise Room, Fire Pit, Front Porch, Hot Tub, Parking-Extra, Patio, Pool-Indoor, Smart/Program. Thermostat, R.V. Storage, Sprinkler Sys-Underground, Sunroom, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Wet Bar, Workshop, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Lake View, Landscaped, Picnic Area, Playground Nearby, Private Setting, Treed

	Lot, Waterfront Property, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 25th, 2025
Days on Market	18
Zoning	Zone 65

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