

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

# **\$529,900 - 61307 Range Road 463a, Rural Bonnyville M.D.**

MLS® #E4434343

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,612 sqft

Rural on 1.36 Acres

Northshore Heights, Rural Bonnyville M.D., AB

Unimpeded views of the "Mighty Moose" lake from this custom built 2 storey lakefront home. This 1.36 acre site is comprised of 2 lots allowing for future development and ensuring privacy. Easy access down to the water. The site has been cleared and tiered for easy use and future development. The main floor of the home features great sight lines of the lake. The kitchen and living room are an open design. A 3 pice bathroom and laundry area complete the main floor area. The 2nd storey features another bathroom, the primary suite with a walk in closet and a second bedroom. Access to a deck provides spectacular panoramic views of Vezeau Beach Bay! A screened porch area off the front door runs the length of the house expanding your outdoor living without the nuisance of bugs and also provides for great BBQ area. The single attached garage completes this unique design. Recent upgrades include some newer flooring, paint, new well pump, newer septic pump, newer hot water tanks and shingles.

Built in 2000

## **Essential Information**

MLS® # E4434343

Price \$529,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,612
Acres	1.36
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	61307 Range Road 463a
Area	Rural Bonnyville M.D.
Subdivision	Northshore Heights
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G3

### **Amenities**

Features	Closet Organizers, Deck, Sunroom, Vinyl Windows
Parking Spaces	6

### **Interior**

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake View, Low Maintenance Landscape, No Through Road, Playground Nearby, Sloping Lot, Waterfront Property
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 65

Zoning Zone 65

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Listing information last updated on July 6th, 2025 at 1:47pm MDT