

\$525,000 - 6 61212 Range Road 463, Rural Bonnyville M.D.

MLS® #E4441230

\$525,000

2 Bedroom, 2.50 Bathroom, 1,138 sqft

Rural on 0.33 Acres

Sunset Beach_MBON, Rural Bonnyville M.D.,
AB

Priceless endless sunset views on lakefront
Moose just 5 min from Bonnyville. Custom built
hillside bungalow maximizing the flowing
sunshine in with all the windows and open
concept layout. Kitchen has that centralize
working island surrounded by plenty of quality
cabinets and even more pantry storage at the
entry closets / laundry on way to attached
heated double garage. One bedroom with 2 pc
ensuite on main and a huge spa bathroom
with claw foot tub & shower. All on one level!
Going on down to the lower level, again
numerous windows to capture all that natural
light and view of the water and mature trees to
the west. Upgrades: shingle 2020, HE furnace,
water pump& hot water on demand 2021,
cistern in garage 2025, water treatment
system just serviced. Sandy beach and lake
water level drops quickly so a short dock.
Moose lake is famous for it's fishing and
boating and continuous shoreline.

Built in 2002

Essential Information

MLS® # E4441230

Price \$525,000

Lease Rate \$26



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,138
Acres	0.33
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	6 61212 Range Road 463
Area	Rural Bonnyville M.D.
Subdivision	Sunset Beach_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

Amenities

Features	Deck, Dog Run-Fenced In, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, Vacuum System-Roughed-In, HRV System
Parking Spaces	6

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Hillside, Lake Access Property, Lake View, Landscaped, Treed Lot, Waterfront Property,

	Partially Fenced
Lot Description	84x 107 x90 x 107 ft
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 6th, 2025
Days on Market	108
Zoning	Zone 65

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