

## **\$519,000 - #7 46328 Twp Rd 612, Rural Bonnyville M.D.**

MLS® #E4442035

**\$519,000**

1 Bedroom, 0.00 Bathroom, 336 sqft

Rural on 3.67 Acres

Turcotte Subdivision, Rural Bonnyville M.D.,  
AB

A truly one-of-a-kind 3.67-acre lakefront retreat on Moose Lake! Follow the enchanting 750' private driveway as it leads to a mature, open clearing featuring a charming 3-season cabin and multiple versatile outbuildings. The main cabin offers 336 sq. ft. of cozy living space with water, power, and wood heat from a classic antique stove. A separate bunkhouse/bathhouse provides additional sleeping quarters, washroom facilities, and laundry services – perfect for accommodating guests or extended family. Additional outbuildings serve as excellent storage options and also feature power connections. Lake water hydrants are conveniently located throughout the property for easy access. Wander down to the lakefront, where you'll find ample space for a future boat lift and dock installation. This exceptional property is ideal for families seeking a peaceful lakeside getaway or for anyone ready to build their executive dream home in a truly serene setting. Don't miss this rare opportunity to own a piece of paradise.

Built in 1983

### **Essential Information**

MLS® #

E4442035



Price	\$519,000
Bedrooms	1
Bathrooms	0.00
Square Footage	336
Acres	3.67
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#7 46328 Twp Rd 612
Area	Rural Bonnyville M.D.
Subdivision	Turcotte Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J1

### Amenities

Features	Fire Pit, Hot Water Electric, Lake Privileges
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### Interior

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Private Setting, Waterfront Property
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	June 10th, 2025
Days on Market	27
Zoning	Zone 65

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Listing information last updated on July 7th, 2025 at 7:17pm MDT