# \$539,900 - 43021 Twp Rd 602, Rural Bonnyville M.D.

MLS® #E4443848

#### \$539,900

3 Bedroom, 2.50 Bathroom, 1,800 sqft Rural on 15.54 Acres

Angling Lake, Rural Bonnyville M.D., AB

This acreage home is approximately 1800 sqft., with 3 bedrooms & 3 bathrooms on the main floor, including the ensuite with jet tub & shower, & large 8'x6'6" walk-in closet! The home is set up to have another 2-3 bedrooms in the basement, with large windows, & another full bathroom, zoned in-floor heat, & a spacious living room that can be developed. The home sits on over 15 acres, with a double car 24' x 26' garage, 2 wells, 3 heated livestock water troughs, corrals for horses, 2 yard lights, a water line for a garden, calf shelter, chicken coup, maternity pen with attached shelter, granary, & everything you need for a small cow calf operation, hobby farm, or keeping horses. The home is right next to Angling Lake, & the Beaverdam community with boat launch, February Fish Derby, picnic/camping site, boating, & trail rides. The Lennox furnace & water treatment system were both serviced on June 20, 2025. The Seller is willing to provide a \$5,000 appliance package, depending on the purchase price.







Built in 2005

#### **Essential Information**

MLS® # E4443848 Price \$539,900 Lease Rate \$274

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,800

Acres 15.54

Year Built 2005

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 43021 Twp Rd 602

Area Rural Bonnyville M.D.

Subdivision Angling Lake

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J3

#### **Amenities**

Features Deck, Detectors Smoke, Hot Water Electric, Parking-Plug-Ins,

Storage-In-Suite, Vinyl Windows

Parking Spaces 10

### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Propane

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood

Exterior Features Boating, Lake View, Picnic Area, Playground Nearby

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 23rd, 2025

Days on Market 140

Zoning Zone 60

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Listing information last updated on November 10th, 2025 at 7:32pm MST