# \$139,900 - 3 46514 Twp Rd 604a, Rural Bonnyville M.D.

MLS® #E4445325

### \$139,900

0 Bedroom, 0.00 Bathroom, Rural on 0.14 Acres

Wood Creek Resort, Rural Bonnyville M.D., AB

Welcome to 'The Woodlands' at Wood Creek Resort! This exceptional recreational lot offers the perfect blend of rustic charm and modern convenience that'll make your neighbours back home green with envy. VENDOR FINANCING AVAILABLE. Spanning an impressive 50'x 120', this property rivals typical residential lots while maintaining that coveted recreational spirit. Your future home-away-from-home comes fully loaded with 100 amp electrical service, a substantial 750-gallon water cistern featuring constant pressure pump system, and matching sewer tank capacity â€" because nobody wants to rough it that much! The paved parking accommodates your recreational vehicle plus two additional vehicles, ensuring everyone arrives in style. Mature trees provide natural shade and privacy, creating your own woodland sanctuary. Community amenities read like a vacation resort brochure: pristine beach area, scenic walking and biking trails, beach volleyball court, horseshoe pits, playground, & premium boat pier.





## **Essential Information**

MLS® # E4445325 Price \$139,900 Bathrooms 0.00
Acres 0.14
Type Rural

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address 3 46514 Twp Rd 604a
Area Rural Bonnyville M.D.
Subdivision Wood Creek Resort
City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J1

#### **Exterior**

Exterior Features Backs Onto Park/Trees, Beach Access, Boating, Cul-De-Sac, Flat Site,

Gated Community, Lake Access Property, Lake View, Park/Reserve, Picnic Area, Playground Nearby, Recreation Use, Waterfront Property,

Street Lighting

## **Additional Information**

Date Listed July 2nd, 2025

Days on Market 121

Zoning Zone 65

HOA Fees 120

HOA Fees Freq. Monthly

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Listing information last updated on October 30th, 2025 at 11:32pm MDT