

## **\$399,500 - #16 61223 Rge Rd 470, Rural Bonnyville M.D.**

MLS® #E4445483

**\$399,500**

4 Bedroom, 2.50 Bathroom, 1,297 sqft

Rural on 0.78 Acres

Moose Lake Estates, Rural Bonnyville M.D.,  
AB

This beautiful 1300 sq. ft. 2 storey home sits on 3/4 of an acre and is surrounded by majestic spruce trees in sought after Moose Lake Estates. This home features 4 bedrooms, 3 bathrooms and main floor laundry. The fully renovated kitchen is bright and open with plenty of natural light. Enjoy the open, vaulted living room which includes wood burning fire place. There are 3 large bedrooms and a bathroom is on the upper level. The walk out basement features the master bedroom, a wood burning stove and access to the hot tub. The fully landscaped yard features a insulated and heated 36' by 28' detached garage and 4 sheds on the property. Improvements over the last few years includes: New furnace, new shingles, new kitchen including granite counter tops, new paint, new septic tank and field, basement completely renovated. This home also has access to Moose lake. Just a short walk away!!

Built in 1985

### **Essential Information**

MLS® #	E4445483
Price	\$399,500
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,297
Acres	0.78
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	#16 61223 Rge Rd 470
Area	Rural Bonnyville M.D.
Subdivision	Moose Lake Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Deck, Fire Pit, Hot Tub, Vaulted Ceiling, Walkout Basement
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Lake Access Property, Landscaped, Level Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	51
Zoning	Zone 65

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Listing information last updated on August 21st, 2025 at 10:32pm MDT