

Courtesy Of David Oake Of MaxWell Progressive

# \$560,000 - 101 61209 Range Road 465, Rural Bonnyville M.D.

MLS® #E4376429

**\$560,000**

4 Bedroom, 3.00 Bathroom, 2,286 sqft  
Rural on 1.00 Acres

Birch Grove, Rural Bonnyville M.D., AB

TURN KEY INVESTOR OPPORTUNITY!!! So you know that amazing one of a kind AirBNB with the indoor heated pool, hot tub, sauna, party room and lake access that you stayed at with your entire family & made all those great memories? IT'S FOR SALE! Once in a lifetime chance to buy an up & running, highly profitable, AirBNB, has current upcoming bookings & owners will transfer the business with bookings so you start making money immediately, all the hard work of building the reputation is done for you already after years of 5 Star reviews. Not looking for a business? No problem, this was a family home that raised wonderful children before it became an income property. The owners hand drew their dream family home, had an engineer perfect it & built it, this place has it all. Oh, and the lake it backs onto, happens to be home to one of the provinces biggest fishing competitions because the fishing is THAT amazing! So bring your boat & bathing suits & move in! New boilers in house & pool house, new pool heater!

Built in 2003

## Essential Information

MLS® #                    E4376429



Price	\$560,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,286
Acres	1.00
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	101 61209 Range Road 465
Area	Rural Bonnyville M.D.
Subdivision	Birch Grove
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### **Amenities**

Features	Deck, Fire Pit, Hot Tub, Hot Water Tankless, Open Beam, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Skylight, Wet Bar
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Wood
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Boating, Corner Lot, Fenced, Flat Site, Lake Access Property, Landscaped, Treed Lot
Construction	Wood
Foundation	Grade Beam

### **Additional Information**

Date Listed March 7th, 2024

Days on Market 396

Zoning Zone 65

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Listing information last updated on April 6th, 2025 at 10:02pm MDT