

# **\$979,900 - 33 Hummingbird Crescent, Rural Bonnyville M.D.**

MLS® #E4426951

**\$979,900**

3 Bedroom, 3.00 Bathroom, 1,984 sqft

Rural on 0.28 Acres

Pelican Narrows, Rural Bonnyville M.D., AB

This is lakefront living at its finest!! This custom built walkout bungalow is located on arguably the best shoreline on Moose Lake! Located in the Summer Village of Pelican Narrows. The yard is beautifully landscaped, and features a paved driveway, walkways right down to the silver sand beach and a great patio area overlooking the water. The main floor boasts great sight lines, taking advantage of all the lake has to offer. The home is in pristine condition and boasts pride of ownership throughout. The kitchen & dining room open up to a screened porch to extend your outdoor living space. The primary bedroom overlooks the lake and has a regal 5 piece ensuite with double vanities, 5 ft. shower and jacuzzi tub. The walkout basement features 2 spacious bedrooms, a 4pce bathroom, a 2pce bathroom and a spacious family/games room. Features include A/C, outdoor shower, central vac, granite counter tops, and so much more. The triple garage is heated and has an epoxy floor. Make the move to LAKE LIVING today!

Built in 1994

## **Essential Information**

MLS® #

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Price	\$979,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,984
Acres	0.28
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	33 Hummingbird Crescent
Area	Rural Bonnyville M.D.
Subdivision	Pelican Narrows
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H6

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Front Porch, No Smoking Home, Sunroom, Walkout Basement
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Waterfront Property

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 19th, 2025
Days on Market	82
Zoning	Zone 65

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