

# **\$419,500 - #32 47018 Twp Rd 604a, Rural Bonnyville M.D.**

MLS® #E4448271

**\$419,500**

4 Bedroom, 2.50 Bathroom, 1,465 sqft

Rural on 0.23 Acres

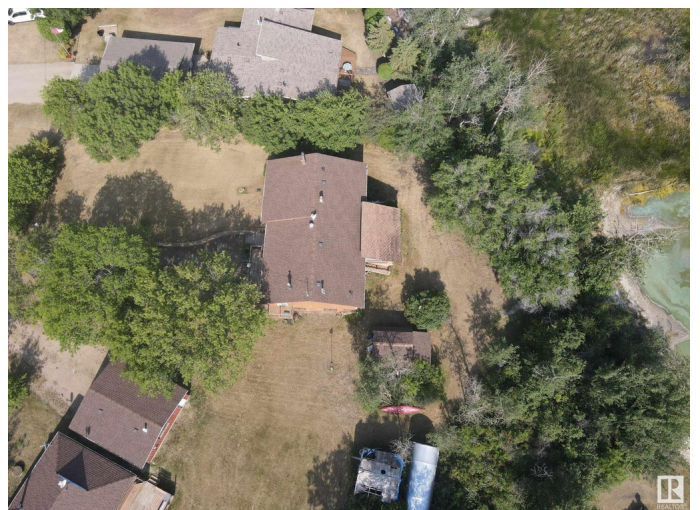
Nicholson Subdivision, Rural Bonnyville M.D., AB

Lakefront Living in Nicholson subdivision!! Here's your opportunity to enjoy life on the shores of beautiful Moose Lake. This 1,465 sq/ft bi-level home features 4 bedrooms and 3 bathrooms, offering plenty of space for family and guests. The spacious eat-in kitchen opens onto a covered deck with scenic views of the water – perfect for morning coffee or evening relaxation. The bright and inviting living room boasts large south-facing windows and access to a second deck, ideal for soaking up the sun. The primary bedroom includes ample closet space and a private 3-piece ensuite, with two additional large bedrooms and a full 4-piece bath completing the main floor. The walk-out lower level includes direct access to the attached garage, a fourth bedroom with a 2-piece ensuite, and a generous family room with more south-facing windows that flood the space with natural light.

Built in 1980

## **Essential Information**

MLS® #	E4448271
Price	\$419,500
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,465
Acres	0.23
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	#32 47018 Twp Rd 604a
Area	Rural Bonnyville M.D.
Subdivision	Nicholson Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Lake View, Landscaped, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	13

## Zoning

## Zone 65

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Listing information last updated on July 29th, 2025 at 4:02am MDT