

## **\$584,900 - 3 65308 Rge Rd 423, Rural Bonnyville M.D.**

MLS® #E4428458

**\$584,900**

2 Bedroom, 2.00 Bathroom, 1,568 sqft

Rural on 0.27 Acres

Marie Lake, Rural Bonnyville M.D., AB

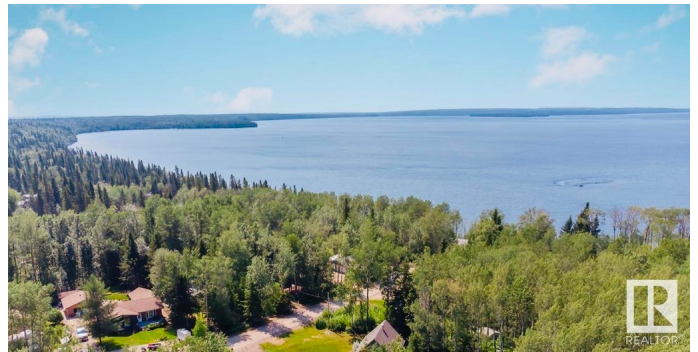
This Remarkable year-round residence is a rare find, located just a short stroll from the lake. It boasts a stunningly renovated home that looks straight out of a magazine, featuring an open-concept living area, vaulted ceilings, a cozy wood fireplace, and expansive windows that provide views of the beautifully landscaped yard. The bright kitchen with quartz counters and large pantry connects to a beautiful 3-season sunroom complete with a gas fireplace. The home offers a primary bedroom with a 3pc ensuite and a walk-in closet, along with a second bedroom and a large main bathroom featuring a soaker tub. Additional highlights include a back entrance with laundry, a huge composite deck with a gas BBQ hookup, a bunkhouse, an outdoor shower, fire pit and a fully finished heated double detached garage (250v P/I). Marie Lake is known for its wonderful atmosphere and pristine waters, making it perfect for swimming, watersports, and fishing. This property is truly ideal for entertaining family and friends!

Built in 1990

### **Essential Information**

MLS® # E4428458

Price \$584,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	0.27
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3 65308 Rge Rd 423
Area	Rural Bonnyville M.D.
Subdivision	Marie Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P4

### Amenities

Features	Off Street Parking, Crawl Space, Deck, Fire Pit, Lake Privileges, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 1st, 2025

Days on Market 138

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 12:47pm MDT