

Courtesy Of Jamie Herzog Of Panache Realty Ltd.

## **\$349,000 - 319 Perch Close, Rural Bonnyville M.D.**

MLS® #E4433875

**\$349,000**

2 Bedroom, 1.00 Bathroom, 880 sqft

Rural on 0.39 Acres

Bonnyville Beach, Rural Bonnyville M.D., AB

The lakefront property in Moose Lake offers a serene and picturesque setting, perfect for those seeking a tranquil lifestyle. The west-facing dining and living room areas provide stunning views of the lake, creating a peaceful ambiance for residents and guests. Enjoy the single detached garage and/or added bunk/shed. The wrap-around deck, accessible from the dining room via patio doors, adds a touch of luxury and convenience, perfect for entertaining or simply enjoying the natural surroundings. With easy access to the dock, loading and unloading summer toys becomes effortless, allowing for more time to savour the beautiful summer days on the water with boats, sea-doos, kayaks, or paddle boards. After a day of lake activities, unwinding under the stars in the private hot tub offers a delightful way to relax and appreciate the beauty of the surroundings. Additionally, the fully fenced and landscaped yard caters to the needs of furry friends and young children, making it a safe and enjoyable space for all.

Built in 1975

### **Essential Information**

MLS® # E4433875

Price \$349,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.39
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	319 Perch Close
Area	Rural Bonnyville M.D.
Subdivision	Bonnyville Beach
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 0B6

### Amenities

Features	Deck, Dog Run-Fenced In, Hot Tub, Vaulted Ceiling
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Cul-De-Sac, Lake Access Property, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Waterfront Property, Partially Fenced
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	May 1st, 2025
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Days on Market 98

Zoning Zone 65

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Listing information last updated on August 7th, 2025 at 12:33pm MDT