

\$799,000 - 246 Bonnyville Beach Drive, Rural Bonnyville M.D.

MLS® #E4440153

\$799,000

4 Bedroom, 3.00 Bathroom, 2,590 sqft
Rural on 1.00 Acres

Bonnyville Beach, Rural Bonnyville M.D., AB

Discover paradise on the shores of Moose Lake in this custom-designed two-story retreat. Sprawling across two lots in the charming Summer Village of Bonnyville Beach, this home captures breathtaking west-facing sunsets over the water. The beautifully landscaped yard, adorned with mature trees, offers seamless lake access - perfect for summer adventures! And for him - a triple attached garage! Transformed with extensive upgrades, the property boasts newer siding, elegant stonework, windows, doors, and a durable metal roof. Inside, you'll find renovated bathrooms, modern light fixtures, and premium flooring throughout. The heart of this 2,589 sq ft home features a cozy brick fireplace, refreshing central air conditioning, and an endless character. Outdoor living shines with spacious decking and a gazebo with fire pit, ideal for evening gatherings under the stars. This is lakefront living as private as it gets!

Built in 1982

Essential Information

MLS® #	E4440153
Price	\$799,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,590
Acres	1.00
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	246 Bonnyville Beach Drive
Area	Rural Bonnyville M.D.
Subdivision	Bonnyville Beach
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H3

Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Gazebo, Hot Water Natural Gas, Lake Privileges, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Boating, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Not Fenced, Playground Nearby, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 3rd, 2025
-------------	----------------

Days on Market 13

Zoning Zone 65

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 June 16th, 2025 at 7:17am MDT