

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

# **\$589,900 - 38 65311 Range Road 420, Rural Bonnyville M.D.**

MLS® #E4440365

**\$589,900**

2 Bedroom, 1.00 Bathroom, 1,200 sqft

Rural on 1.07 Acres

None, Rural Bonnyville M.D., AB

One of a kind and a rare find!!! An outstanding lakefront property on the pristine shores of Cold Lake. This 1 acre site is framed with majestic evergreens and birch trees. Crown land borders the north boundary and provides miles and miles of snowmobiling and ATV trails, right outside your back yard. The 1200 square foot bungalow is sure to impress most! The open floor plan allows for great sight lines and large family gatherings. 2 spacious bedrooms and a 3 piece bathroom completes the design. The outdoor kitchen area is the perfect compliment for outdoor living. Stainless steel counter tops and appliances are features of this well appointed space. Outdoor features include a fire pit area overlooking Cold Lake, ample parking areas for RVs and boats and a covered concrete patio. Most furnishings are included. Make memories for a life time on this jaw dropping property! Hesitate and you may be too late...

Built in 2008

## **Essential Information**

MLS® #	E4440365
Price	\$589,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,200
Acres	1.07
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	38 65311 Range Road 420
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G4

### Amenities

Features	Ceiling 10 ft., Deck, Fire Pit, Front Porch, Vinyl Windows
Parking Spaces	10

### Interior

Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Lake View, Low Maintenance Landscape, Waterfront Property
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	June 4th, 2025
Days on Market	40

## Zoning

## Zone 60

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