

## **\$549,900 - 43021 Twp Rd 602, Rural Bonnyville M.D.**

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MLS® #E4443848

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,800 sqft

Rural on 15.54 Acres

Angling Lake, Rural Bonnyville M.D., AB

This acreage home is approximately 1800 sqft., with 3 bedrooms & 3 bathrooms on the main floor, including the ensuite with jet tub & shower, & large 8'x6'6" walk-in closet! The home is set up to have another 2-3 bedrooms in the basement, with large windows, & another full bathroom, zoned in-floor heat, & a spacious living room that can be developed. The home sits on over 15 acres, with a double car 24' x 26' garage, 2 wells, 3 heated livestock water troughs, corrals for horses, 2 yard lights, a water line for a garden, calf shelter, chicken coup, maternity pen with attached shelter, granary, & everything you need for a small cow calf operation, hobby farm, or keeping horses. The home is right next to Angling Lake, & the Beaverdam community with boat launch, February Fish Derby, picnic/camping site, boating, & trail rides. The Lennox furnace & water treatment system were both serviced on June 20, 2025. The Seller is willing to provide a \$5,000 appliance package, depending on the purchase price.

Built in 2005

### **Essential Information**

MLS® # E4443848

Price \$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	15.54
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	43021 Twp Rd 602
Area	Rural Bonnyville M.D.
Subdivision	Angling Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J3

### Amenities

Features	Deck, Detectors Smoke, Hot Water Electric, Parking-Plug-Ins, Storage-In-Suite, Vinyl Windows
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Boating, Lake View, Picnic Area, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 23rd, 2025

Days on Market 63

Zoning Zone 60

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Listing information last updated on August 25th, 2025 at 5:02pm MDT