

## \$139,900 - 3 46514 Twp Rd 604a, Rural Bonnyville M.D.

MLS® #E4445325

**\$139,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.14 Acres

Wood Creek Resort, Rural Bonnyville M.D.,  
AB

Welcome to 'The Woodlands' at Wood Creek Resort! This exceptional recreational lot offers the perfect blend of rustic charm and modern convenience that'll make your neighbours back home green with envy. VENDOR FINANCING AVAILABLE. Spanning an impressive 50'x 120', this property rivals typical residential lots while maintaining that coveted recreational spirit. Your future home-away-from-home comes fully loaded with 100 amp electrical service, a substantial 750-gallon water cistern featuring constant pressure pump system, and matching sewer tank capacity â€œ because nobody wants to rough it that much! The paved parking accommodates your recreational vehicle plus two additional vehicles, ensuring everyone arrives in style. Mature trees provide natural shade and privacy, creating your own woodland sanctuary. Community amenities read like a vacation resort brochure: pristine beach area, scenic walking and biking trails, beach volleyball court, horseshoe pits, playground, & premium boat pier.



### Essential Information

MLS® #	E4445325
Price	\$139,900

Bathrooms	0.00
Acres	0.14
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	3 46514 Twp Rd 604a
Area	Rural Bonnyville M.D.
Subdivision	Wood Creek Resort
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J1

### Exterior

Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Cul-De-Sac, Flat Site, Gated Community, Lake Access Property, Lake View, Park/Reserve, Picnic Area, Playground Nearby, Recreation Use, Waterfront Property, Street Lighting
-------------------	---

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	17
Zoning	Zone 65
HOA Fees	120
HOA Fees Freq.	Monthly

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 July 19th, 2025 at 8:32pm MDT