

\$175,000 - #205 61209 Rge Rd 465, Rural Bonnyville M.D.

MLS® #E4462510

\$175,000

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Rural on 3.01 Acres

Birch Grove, Rural Bonnyville M.D., AB

Located in the mature subdivision of Birch Grove on Moose lake, this unique A frame has 1280 sq. ft. of living space. This home features a cozy kitchen, dining area and large living room with a wood burning stove. Main floor laundry, 2 bedrooms and 2 baths. Off the living room are garden doors leading to 3 acres of peace and quiet. A 26' by 28' detached garage, garden area and fire pit to enjoy. Access to Moose lake for fishing, water skiing, or just relaxing. A great place to call home. Property is sold "AS IS" "WHERE IS".

Built in 1998

Essential Information

MLS® #	E4462510
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	3.01
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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Community Information

Address	#205 61209 Rge Rd 465
Area	Rural Bonnyville M.D.
Subdivision	Birch Grove
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H4

Amenities

Features	Deck
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Flat Site, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 16th, 2025
Days on Market	17
Zoning	Zone 65
RE / Bank Owned	Yes

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Listing information last updated on November 2nd, 2025 at 1:02am MDT