

# **\$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 66

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 August 8th, 2025 at 1:17pm MDT