

Courtesy Of Gina Lapointe Of Panache Realty Ltd.

# **\$799,900 - 40 46302 Twp Rd 611, Rural Bonnyville M.D.**

MLS® #E4442456

**\$799,900**

4 Bedroom, 3.00 Bathroom, 3,000 sqft

Rural on 0.10 Acres

Vezeau Beach, Rural Bonnyville M.D., AB

Welcome to your dream lakefront escape at Vezeau Beach! This spectacular 3000 square foot modern home offers the perfect blend of luxury and leisure with minimal yard maintenance, allowing you to focus on what matters most – enjoying life by the water. The custom two-story design features impressive 10-12' ceilings and expansive windows that flood the space with natural light and frame stunning lake views. Step from your living area onto a magnificent two-tier deck – the perfect spot to sip morning coffee or toast the breathtaking sunsets. Culinary enthusiasts will appreciate the chef's kitchen with high-end appliances and elegant granite countertops. The home boasts four bedrooms including a stunning primary bedroom, three bathrooms, beautiful hardwood floors, in-floor heating, and refreshing air conditioning. The outdoor amenities truly shine with a convenient bar and shower. Golf enthusiasts can zip across to the nearby course on your golf cart, while water lovers can enjoy the day on the lake!

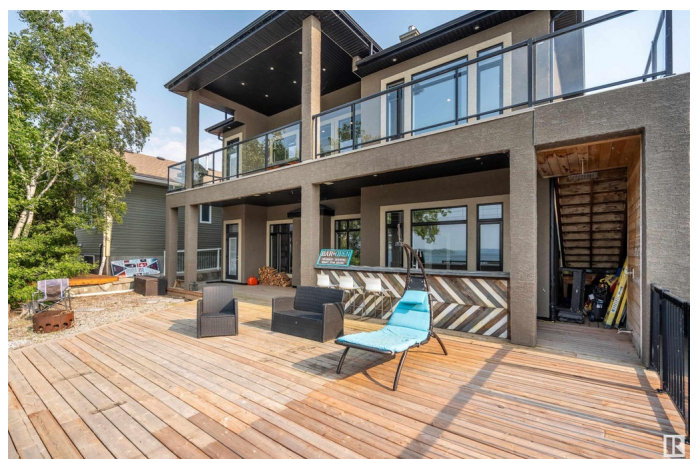
Built in 2011

## **Essential Information**

MLS® # E4442456

Price \$799,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	3,000
Acres	0.10
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	40 46302 Twp Rd 611
Area	Rural Bonnyville M.D.
Subdivision	Vezeau Beach
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 1V7

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Deck, Fire Pit, Hot Water Tankless, Lake Privileges, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Concrete
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Playground Nearby, Waterfront Property
Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 14th, 2025  
Days on Market        87  
Zoning                    Zone 65

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