# \$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 â€" 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 â€" 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

#### 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 135

Zoning Zone 65

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