

## \$950,000 - 43123 Twp Rd 642a, Rural Bonnyville M.D.

MLS® #E4451487

**\$950,000**

3 Bedroom, 2.50 Bathroom, 1,752 sqft

Rural on 1.80 Acres

Ethel Lake, Rural Bonnyville M.D., AB

**WATERFRONT PROPERTY** Rare opportunity to own a piece of paradise on the shores of Ethel Lake—ideal for fishing, boating, and outdoor enthusiasts. This custom-designed home sits in a private setting and features an open-concept layout with hickory cabinets, quartz countertops, and large triple-pane windows framing stunning lake views. Cozy up to the marble fireplace, enjoy the comfort of in-floor heating, and walk through double French doors onto a spacious deck with tempered glass railing—perfect for soaking in the beauty of the lake. Step down to your own private dock to fish, paddle, or relax by the water. The exterior boasts durable Hardie board siding and a heated, oversized garage. The main-floor master offers a walk-in closet and updated ensuite with a new tub and vanity. Upstairs you'll find two additional bedrooms and a loft-style landing that captures the view. A true lakeside retreat!

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451487  |
| Price      | \$950,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,752                  |
| Acres          | 1.80                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 43123 Twp Rd 642a     |
| Area        | Rural Bonnyville M.D. |
| Subdivision | Ethel Lake            |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9M 1P3               |

### Amenities

|          |                                    |
|----------|------------------------------------|
| Features | Crawl Space, Deck, Vaulted Ceiling |
|----------|------------------------------------|

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Heating           | In Floor Heat System, Propane |
| Fireplace         | Yes                           |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | See Remarks                   |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                               |
| Exterior Features | Backs Onto Lake, Environmental Reserve, Lake View, Landscaped, Waterfront Property |
| Construction      | Wood                                                                               |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 12               |

Zoning

Zone 60

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Listing information last updated on August 18th, 2025 at 12:32am MDT