

## **\$309,000 - 26 46504 Twp Rd 604a, Rural Bonnyville M.D.**

MLS® #E4389964

**\$309,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.24 Acres

Wood Creek Resort, Rural Bonnyville M.D.,  
AB

Seize this limited opportunity to acquire one of only three lakefront lots in this gated community. Easy walking distance to swim pier, walking paths, playground, community boat slips, and so much more! These lots provide you all the space you need for your dream home design. This lot is a classic walk out design opening up your basement development towards the beach front. A rare find! Wood Creek! your place, your pace.

### **Essential Information**

MLS® #	E4389964
Price	\$309,000
Bathrooms	0.00
Acres	0.24
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	26 46504 Twp Rd 604a
Area	Rural Bonnyville M.D.
Subdivision	Wood Creek Resort
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB



Postal Code            T9N 2J6

**Exterior**

Exterior Features    Backs   Onto   Lake,   Beach   Access,   Boating,   Cul-De-Sac,   Gated  
Community, Lake View, Picnic Area, Playground Nearby, Waterfront  
Property, Street Lighting, Private Park Access

**Additional Information**

Date Listed            May 30th, 2024  
Days on Market       324  
Zoning                 Zone 65  
HOA Fees              125  
HOA Fees Freq.      Monthly

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