

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

# \$199,000 - 27 46504 Twp Rd 604a, Rural Bonnyville M.D.

MLS® #E4389981

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.27 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. A rare find! Wood Creek! your place, your pace.

## Essential Information

MLS® #	E4389981
Price	\$199,000
Bathrooms	0.00
Acres	0.27
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	27 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 Beach Access, Boating, Cul-De-Sac, Gated Community, Lake Access Property, Lake View, Picnic Area, Playground Nearby, Street Lighting, Private Park Access

## Additional Information

Date Listed May 30th, 2024

Days on Market 309

Zoning Zone 65

HOA Fees 125

HOA Fees Freq. Monthly

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 April 4th, 2025 at 6:32pm MDT