

## **\$425,000 - 65306 Rge Rd 423, Rural Bonnyville M.D.**

MLS® #E4420111

**\$425,000**

3 Bedroom, 1.50 Bathroom, 1,686 sqft

Rural on 0.26 Acres

Marie Lake, Rural Bonnyville M.D., AB

Welcome to Your Dream Lakeside Retreat on Gorgeous Marie Lake! Embrace the beauty of year round lake living in this warm and inviting home, nestled in a friendly, vibrant community. Upgraded over the years, it offers an open concept living, dining, and kitchen area, complete with a cozy wood stove, perfect for gathering on chilly nights. The spacious primary bedroom features a 4 piece ensuite, while the sunroom with deck access invites you to unwind and soak in the peaceful surroundings. A laundry room and half bath complete the main floor, while upstairs, youâ€™ll find two additional bedrooms, ideal for family or guests. A 4 foot crawl space provides ample storage, and the large double car garage adds extra convenience and even more storage. A path behind the property leads directly to the lake, where you can enjoy boating, fishing, swimming, and connecting with neighbors who feel like family. Donâ€™t miss this rare chance to experience the ultimate lakeside lifestyle!

Built in 1973

### **Essential Information**

MLS® # E4420111

Price \$425,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,686
Acres	0.26
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	65306 Rge Rd 423
Area	Rural Bonnyville M.D.
Subdivision	Marie Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

### Amenities

Features	Skylight, Sunroom, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Flat Site, Lake Access Property, Landscaped, Level Land
Construction	Wood
Foundation	Block

### Additional Information

Date Listed February 3rd, 2025

Days on Market 77

Zoning Zone 60

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Listing information last updated on April 21st, 2025 at 2:32am MDT