

\$539,900 - 43021 Twp Rd 602, Rural Bonnyville M.D.

MLS® #E4443848

\$539,900

3 Bedroom, 2.50 Bathroom, 1,800 sqft

Rural on 15.54 Acres

Angling Lake, Rural Bonnyville M.D., AB

This acreage home is approximately 1800 sqft., with 3 bedrooms & 3 bathrooms on the main floor, including the ensuite with jet tub & shower, & large 8'x6'6" walk-in closet! The home is set up to have another 2-3 bedrooms in the basement, with large windows, & another full bathroom, zoned in-floor heat, & a spacious living room that can be developed. The home sits on over 15 acres, with a double car 24' x 26' garage, 2 wells, 3 heated livestock water troughs, corrals for horses, 2 yard lights, a water line for a garden, calf shelter, chicken coup, maternity pen with attached shelter, granary, & everything you need for a small cow calf operation, hobby farm, or keeping horses. The home is right next to Angling Lake, & the Beaverdam community with boat launch, February Fish Derby, picnic/camping site, boating, & trail rides. The Lennox furnace & water treatment system were both serviced on June 20, 2025. The Seller is willing to provide a \$5,000 appliance package, depending on the purchase price.

Built in 2005

Essential Information

MLS® # E4443848

Price \$539,900



Lease Rate	\$274
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	15.54
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	43021 Twp Rd 602
Area	Rural Bonnyville M.D.
Subdivision	Angling Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J3

Amenities

Features	Deck, Detectors Smoke, Hot Water Electric, Parking-Plug-Ins, Storage-In-Suite, Vinyl Windows
Parking Spaces	10

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Boating, Lake View, Picnic Area, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 23rd, 2025
Days on Market 103
Zoning Zone 60

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