

Courtesy Of Vince J Kelly Of RE/MAX Bonnyville Realty

## **\$219,500 - 26 46514 Twp Rd 604a, Rural Bonnyville M.D.**

MLS® #E4439990

**\$219,500**

2 Bedroom, 1.00 Bathroom, 533 sqft

Rural on 0.25 Acres

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

Welcome To Wood Creek Resort at Moose Lake! This park model is in new condition with many additional amenities. Fully equipped with all the comforts of being at home including central heating & air conditioning system, central vac, built in speaker system, vaulted ceilings throughout & built in cabinetry. The main living space is open & spacious, the living room is complete with a gas fireplace, patio door onto the deck & the kitchen is sure to impress! Fitted with a full appliance package, fridge, gas stove & dishwasher. Outside you will find a huge maintenance free sun deck, an amazing flagstone fire pit & picnic area complete with built in bar. The rustic bunkhouse gives room for occasional visitors. Features a 750 gal cistern, a 750 gal septic holding tank, 100 amp electrical service & paved parking pad! Located in a gated, lakefront community with all the amenities; playground, walking trails, boat & swim piers, paved roads & only 10 minutes from Bonnyville! Live the lake lifestyle this summer!

Built in 2011

### **Essential Information**

MLS® # E4439990

Price \$219,500



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	533
Acres	0.25
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	26 46514 Twp Rd 604a
Area	Rural Bonnyville M.D.
Subdivision	Wood Creek Resort
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H9

### Amenities

Features	Off Street Parking, Deck, Fire Pit, Vaulted Ceiling, Vinyl Windows
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### Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Boating, Cul-De-Sac, Flat Site, Gated Community, Golf Nearby, Lake Access Property, Lake View, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Private Setting
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	May 30th, 2025
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Days on Market	13
Zoning	Zone 65
HOA Fees	125
HOA Fees Freq.	Monthly

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Listing information last updated on June 12th, 2025 at 7:17pm MDT