

## \$209,500 - #9 61212 Rge Rd 463, Rural Bonnyville M.D.

MLS® #E4428580

**\$209,500**

2 Bedroom, 0.00 Bathroom, 616 sqft

Rural on 0.27 Acres

Sunset Beach\_MBON, Rural Bonnyville M.D.,  
AB

Cozy lakefront cabin just steps away from the waters of Moose Lake!!! This charming 615 sq. ft. cabin features 2 bedrooms, large kitchen and living area. This property comes fully furnished and move-in ready, it includes your own private dock as seen in the photos. Make this affordable retreat yours today!!!

Built in 1960

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428580               |
| Price          | \$209,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 0.00                   |
| Square Footage | 616                    |
| Acres          | 0.27                   |
| Year Built     | 1960                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #9 61212 Rge Rd 463   |
| Area        | Rural Bonnyville M.D. |
| Subdivision | Sunset Beach_MBON     |



|             |                       |
|-------------|-----------------------|
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2J6               |

### **Amenities**

|          |                           |
|----------|---------------------------|
| Features | Fire Pit, Lake Privileges |
|----------|---------------------------|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood                                              |
| Exterior Features | Boating, Hillside, Treed Lot, Waterfront Property |
| Construction      | Wood                                              |
| Foundation        | Block                                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 141             |
| Zoning         | Zone 65         |

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Listing information last updated on August 20th, 2025 at 10:17pm MDT