



## 61218 Range Road 472A Rural Bonnyville M.D. AB

\$229,900

Residential or Recreational??? It's your call! This scenic acreage is beautifully framed by towering evergreens and mature hardwoods. Make this your perfect family retreat with tons of space for extra RVs and toys. Moose lake is only a short walk down the road with a public site with silver sand beach! Head up the road and the iron horse trail takes you to hundreds of miles of quad and ATV trails all on crown land. This is truly a sportsmen's paradise! The 2 bedroom home features newer cabinetry, a pellet stove and a cozy screened in sunroom that extends your living space to the outdoors. The 3 piece bathroom is brand new and features a custom 5 foot shower. Extensive decking and walking paths are extras to simply want to be outside. A 16x24 detached garage and a bunk house compliment the overall package and makes for great entertaining. It is worth a look....you won't be disappointed!

Listing Presented By:



Originally Listed by:  
Panache Realty Ltd.

marcel@bonnyvillerealestate.com  
<http://www.marcel Sylvestre.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net