

\$395,000 - 206 42208 Twp Rd 650, Rural Bonnyville M.D.

MLS® #E4444703

\$395,000

2 Bedroom, 2.00 Bathroom, 964 sqft

Rural on 0.52 Acres

Whispering Spruce_MBON, Rural Bonnyville M.D., AB

Pride of ownership shines in this Whispering Spruce getaway! Across from the lake and just blocks from the English Bay Provincial Park with boat launch, fishing, camping and outdoor fun. This half-acre property features a bright, open-concept home updated with new flooring throughout(2024). A nice kitchen, dinning and living area great for entertaining, large primary with ensuite & soaker jet tub. Plus a second spacious bedroom, full bath and laundry. Outside is built for fun—30x30 heated fully finished garage, camper with shelter and deck, Seacan with carport, fenced yard for kids or pets, and two huge decks (one covered and screened 40x12). Firepit area, beautiful landscaping, and tons of parking for guests or campers. Perfect for year-round living or a summer escape with family and friends. Just 15 mins to Cold Lake and amenities. Tons of extras included—grab your swimsuits and start making memories!

Built in 2008

Essential Information

MLS® #	E4444703
Price	\$395,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	964
Acres	0.52
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	206 42208 Twp Rd 650
Area	Rural Bonnyville M.D.
Subdivision	Whispering Spruce_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1N2

Amenities

Features	Off Street Parking, Deck, Front Porch, Parking-Extra, R.V. Storage
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, See Remarks
Construction	Modular
Foundation	Piling

Additional Information

Date Listed	June 27th, 2025
Days on Market	2
Zoning	Zone 60

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