

## **\$595,000 - 47 Grosbeak Crescent, Rural Bonnyville M.D.**

MLS® #E4426013

**\$595,000**

3 Bedroom, 3.00 Bathroom, 2,467 sqft

Rural on 0.26 Acres

None, Rural Bonnyville M.D., AB

Serene Lakefront Living! Fall in love w/ this 2 storey in Pelican Narrows, Moose Lake. Updated over the years w/ open-concept design. Gourmet kitchen incl. stainless steel appliances, an abundance of dark cabinetry, raised eat at island & WI pantry. Dining area offers doors leading to a covered veranda, where lake views await. Cozy living room has tamarack flooring & wood stove, the perfect ambiance for relaxation. Convenience is key w/ open office area, main floor laundry & central vac. 3 bdrms + 3 baths incl. a spa-inspired primary w/ double closets, access to front veranda & a renovated ensuite w/ soaker tub & tiled shower. Upper level incl. a spacious family room w/ vaulted ceilings, knotty pine finishings & tons of storage. Panoramic views on the upstairs covered deck. Landscaped w/ perennials, fenced in dog run, firepit & gravelled parking. Paved driveway & triple detached garage! Located on a dead-end road & adjacent to ER. Enjoy fishing, swimming & boating! Where Every Day Feels like Vacation!

Built in 2004

### **Essential Information**

MLS® # E4426013

Price \$595,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,467                  |
| Acres          | 0.26                   |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 47 Grosbeak Crescent  |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2J6               |

### **Amenities**

|          |  |
|----------|--|
| Features | Crawl Space, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Vaulted Ceiling |
|----------|--|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                               |
| Heating           | Baseboard, Forced Air-1, Electric, Natural Gas |
| Fireplace         | Yes  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement                              |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Beach Access, Boating, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Playground Nearby, Waterfront Property, Partially Fenced |
| Construction      | Wood   |
| Foundation        | Piling   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 142              |
| Zoning         | Zone 60          |

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Listing information last updated on August 4th, 2025 at 2:32am MDT