

# **\$549,900 - 8 63532 Range Road 444, Rural Bonnyville M.D.**

MLS® #E4399409

**\$549,900**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Crane Lake, Rural Bonnyville M.D., AB

Prime Location at Crane Lake! This is your opportunity to own your own piece of Bodina Resort! This privately owned campground is situated on 1.61 Acre Parcel and offers 20 private fully serviced camp sites with power gas water and sewer connections, majority of clientele is seasonal rentals from May long weekend to September long weekend at \$4000 per site with an optional \$500 fee to store the unit on site for the winter months as well. Bodina Resort at Crane lake has been a destination for families for decades with a solid clientele list there is rarely an open site available! Visit and you'll see why; with mature spruce trees, fire pits and picnic tables, privacy fencing and paved walkways are already in place, the work is done! Come and own your own business and enjoy the summer at one of the nicest lakes in the Lakeland! Can be sold in conjunction with the store and house, shop, garage, bunkies, and dry lakefront cabin complete with 15 more campsites!! Check out MLS E4399427 for additional details!

Built in 1988

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4399409  |
| Price  | \$549,900 |



|            |                        |
|------------|------------------------|
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1988                   |
| Type       | Business with Property |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8 63532 Range Road 444 |
| Area        | Rural Bonnyville M.D.  |
| Subdivision | Crane Lake             |
| City        | Rural Bonnyville M.D.  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9N 2J3                |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2024 |
| Days on Market | 319             |
| Zoning         | Zone 60         |

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Listing information last updated on June 8th, 2025 at 4:32am MDT