

# **\$1,200,000 - 10 63532 Range Road 444, Rural Bonnyville M.D.**

MLS® #E4399427

**\$1,200,000**

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

Crane Lake, Rural Bonnyville M.D., AB

Bodina Resort at Crane lake has been a well established campground and recreational destination for decades. Now is your chance to a 2.17 acre piece of this renowned lakefront. This is truly a live and work setup. This property is comprised of the 2400 sq.ft main house and store which have seen many up grades throughout the years. Two bunkies, 20 x 32 Shop, 42 x 26 Garage with bathrooms and laundry facilities, and a dry cabin and 15 full service campsites which are typically booked for the full season. This lakefront home is well appointed with 3 bedrooms including primary with newly refurbished 3 piece bath, 4 piece main bath, office, living room that overlooks the lake with wood stove, Kitchen with new custom hardwood cabinetry with quartz countertops and eat at peninsula, mainfloor laundry, bright dining room with panoramic lake views with access out on to the deck and fenced stamped concrete firepit area. Can be sold with the adjacent parcel with 20 more campsites! Check out MLS E4399409 for details!

Built in 1980

## **Essential Information**

MLS® #                      E4399427



Price	\$1,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Business with Property
Status	Active

### Community Information

Address	10 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	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	July 24th, 2024
Days on Market	313
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 2nd, 2025 at 2:32pm MDT