

## **\$840,000 - 63320 Rge Rd 454, Rural Bonnyville M.D.**

MLS® #E4410839

**\$840,000**

4 Bedroom, 3.50 Bathroom, 1,968 sqft

Rural on 10.03 Acres

None, Rural Bonnyville M.D., AB

Peaceful, private 10.03 acre dream property! Home with loads of modern renovations creating a comfortable & stunning open concept, 4 bedroom/ 4 bathroom home with attached 952 square foot heated garage. Large covered concrete patio leads to the entrance. Impressive open living room, dining room, kitchen plus a handy 2 piece washroom completes the main level. Practical luxury vinyl plank flooring. Double sided gas fireplace. Spectacular, custom kitchen with built-in appliances and massive island will impress! Side deck for BBQ + relaxing off dining area. Up the stairs is the convenient laundry room, 4 piece bathroom and 3 bedrooms. Master bedroom with walk-in closet + a 3 piece ensuite with large shower. Balcony off the master with vast views of the property. Basement includes a cozy family room, 4th bedroom, 3 pc bathroom and utility room. Concrete pad parking, firepit area and loads of yard space with mature landscaping ready to just be enjoyed! Tin shelter + an older storage building too! A MUST SEE!

Built in 1989

### **Essential Information**

MLS® # E4410839

Price \$840,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,968                  |
| Acres          | 10.03                  |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 63320 Rge Rd 454      |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 2E0               |

### **Amenities**

|          |                                    |
|----------|------------------------------------|
| Features | Deck, Fire Pit, Patio, See Remarks |
|----------|------------------------------------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood                                   |
| Exterior Features | Landscaped, Private Setting, Treed Lot |
| Construction      | Wood                                   |
| Foundation        | Concrete Perimeter                     |

### **Additional Information**

Date Listed            October 18th, 2024

Days on Market      212

Zoning                Zone 60

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Listing information last updated on May 18th, 2025 at 6:17pm MDT