

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

# **\$889,900 - 61418 Range Road 464, Rural Bonnyville M.D.**

MLS® #E4413122

**\$889,900**

3 Bedroom, 4.00 Bathroom, 1,493 sqft  
Rural on 9.98 Acres

None, Rural Bonnyville M.D., AB

You CAN have it all! This outstanding acreage simply must be seen to be appreciated! From the moment you pull into the drive, attention to detail is full on. The 1.5 storey home features a full walkout basement and boasts many upgrades and features. New granite counter tops, a newly renovated primary bedroom complete with ensuite and a custom built wall closet are just a few of the recent upgrades. This 10 acre site features 5 acres in hay, a dugout and a metal clad horse barn with paved floor. The yard is professionally landscaped and features mature trees and shrubs. The oversized double detached garage is heated with 10' overhead doors. The 4200 square foot shop is every mans dream and can be used for personal use or has the potential to operate a business from. Featuring infloor and radiant heat, 2-14' and 2-10' overhead doors. A 3 piece bathroom and full laundry service complete this turn key shop space. Located only minutes from Bonnyville with paved roads right to your door. Make your move today...

Built in 1999

## **Essential Information**

MLS® #                    E4413122



Price	\$889,900
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,493
Acres	9.98
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	61418 Range Road 464
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J4

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", R.V. Storage, Sunroom, Vaulted Ceiling, Walkout Basement, Workshop
----------	---

### **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	Cross Fenced, Fenced, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed November 8th, 2024

Days on Market 149

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 April 5th, 2025 at 11:02pm MDT