

Courtesy Of Gina Lapointe Of Panache Realty Ltd.

# **\$639,700 - 212 46304 Township Road 610, Rural Bonnyville M.D.**

MLS® #E4424959

## **\$639,700**

4 Bedroom, 3.50 Bathroom, 2,065 sqft  
Rural on 1.00 Acres

Drouin Subdivision, Rural Bonnyville M.D., AB

Welcome to your private golf course oasis with views of Chatwin Lake! Perched on a secluded one-acre lot next to Chatwin Lake, this meticulously renovated two-story home invites you to embrace the perfect blend of luxury and leisure. With over 2,065 square feet of living space, the home features hickory hardwood floors and gorgeous refinished oak cabinets & granite countertops in the kitchen. Other recent upgrades include a brand new air conditioner and furnace, 3 fully upgraded bathrooms and laundry room including new countertops, sinks, faucets, cabinets, shower door and a new washer & dryer. The property includes a triple attached garage plus an additional double detached garage. Outdoor features a beautifully landscaped yard, a newly stained three-tier deck and pergola along with a beautiful private fire pit area. Golf enthusiasts can access the course directly from this well-maintained property, making it ideal for those seeking an active lifestyle.

Built in 1997

## **Essential Information**

MLS® #	E4424959
Price	\$639,700
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,065
Acres	1.00
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	212 46304 Township Road 610
Area	Rural Bonnyville M.D.
Subdivision	Drouin Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 0H3

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Lake View, Landscaped, Level Land
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 10th, 2025

Days on Market 31

Zoning Zone 60

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Listing information last updated on April 10th, 2025 at 5:47am MDT