

# **\$795,000 - 45424 Hwy 660 Highway, Rural Bonnyville M.D.**

MLS® #E4433420

**\$795,000**

5 Bedroom, 3.00 Bathroom, 1,670 sqft

Rural on 58.34 Acres

None, Rural Bonnyville M.D., AB

Setup up shop with this ranch home on 60 acres on HWY 660 by MD of Bonnyville yard. Pride of ownership shines bright. This fully developed custom built 3200 sq ft home features hardwood flooring on the main, a country-style kitchen with ample cabinetry, center island with open views to the dining/family room and easy access to the covered patio. Natural light from plenty of windows, some have SHUTTERS complemented by two fireplaces. The property boasts a covered front veranda, rear deck, & an oversized heated attached garage with concrete apron and sidewalks. Apprx 40 acres are in hay, with additional cultivated land, rail corrals, round pen, shelter, auto waterer, garden areas, apple trees, and a dugout that retains water. Water well (west side) & septic system (east discharge). HE furnace, ICF basement with in-floor heat & quality carpet, radiant garage heater, all makes for a cozy home & efficient utility bills. Long evergreen-lined driveway & yard ensures privacy with no neighbors in sight. Ready 4 u.

Built in 2002

## **Essential Information**

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Price	\$795,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,670
Acres	58.34
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	45424 Hwy 660 Highway
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G6

### Amenities

Features	Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Front Porch, Vinyl Windows, Workshop
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Cross Fenced, Fenced, Landscaped
Lot Description	58 ACRES
Construction	Wood

Foundation                    Insulated Concrete Form

**Additional Information**

Date Listed                    April 29th, 2025

Days on Market            41

Zoning                         Zone 60

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