

## **\$799,900 - 44426 Twp Rd 595a, Rural Bonnyville M.D.**

MLS® #E4435737

**\$799,900**

5 Bedroom, 4.00 Bathroom, 1,904 sqft

Rural on 10.00 Acres

None, Rural Bonnyville M.D., AB

Simply Sensational! Custom 1,900 sq ft bungalow on 10 acres blends luxury w/ functionality. Open concept design features vaulted ceilings, vinyl plank flooring & quality finishes throughout. Chef's kitchen boasts rich knotty alder wood cabinets, quartz countertops, corner pantry, large eat at island & spacious dining. Garden door leads to a massive, composite covered back deck w/ gas BBQ hookup. 5 bdrms & 4 baths, including a primary suite w/ walk-in closet, deck door & 4pc ensuite w/ corner tub & double tiled shower. Extras: A/C, central vac, walk-in entry closet & main floor laundry! Fully developed walkout basement offers huge rec room, wood stove, office/flex room, in-floor heat & storage. Landscaped yard w/ covered front veranda, gravel patio, RV hookups, 2 hydrants & yard light. Att. triple heated garage w/ epoxy floors, 220V, hot/cold taps & dog pen PLUS a 40'x30' shop w/ 30'x30' lean-to ideal for RV parking. Close to Muriel Lake, sandy beaches, quadding trails, swimming & water sports. Be The Envy!

Built in 2016

### **Essential Information**

MLS® # E4435737

Price \$799,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,904
Acres	10.00
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	44426 Twp Rd 595a
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Air Conditioner, Deck, Front Porch, R.V. Storage, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 9th, 2025

Days on Market 28

Zoning Zone 60

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Listing information last updated on June 6th, 2025 at 4:47am MDT