

## **\$728,900 - 62101 Rge Rd 421, Rural Bonnyville M.D.**

MLS® #E4439149

**\$728,900**

6 Bedroom, 3.00 Bathroom, 1,565 sqft

Rural on 1.99 Acres

River Ridge Estates\_MBON, Rural Bonnyville M.D., AB

Welcome to your country retreat in serene river ridge estates, where nature & comfort meet. This beautifully finished bungalow sits on a secluded, tree-lined lot with over 3000 square feet of living space, a triple heated garage, & spacious 44x30 heated shop. Step inside to a welcoming tiled foyer & warm, light-filled living room with hardwood floors, gas fireplace, & classic country charm. The dining area flows into a thoughtfully designed kitchen with custom cabinetry, pantry, granite counters, & handy peninsula with seating. The main floor includes three bedrooms, a full bath, & laundry area. The primary suite offers a generous walk-through closet with a makeup area & ensuite. Downstairs, you'll find large family room, three more bedrooms (two with walk-in closets), full bath, and hobby room with custom cabinets. Enjoy upgrades like triple-pane windows, in-floor heating & Central Air. Outside, relax on the 24x14 deck, park your RV, or work year-round in the heated shop wired for welding & rural living.

Built in 2014

### **Essential Information**

MLS® # E4439149

Price \$728,900



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,565
Acres	1.99
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	62101 Rge Rd 421
Area	Rural Bonnyville M.D.
Subdivision	River Ridge Estates_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### Amenities

Features	Deck
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### 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	Backs Onto Park/Trees, Landscaped, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
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Days on Market 3

Zoning Zone 60

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Listing information last updated on June 1st, 2025 at 10:32am MDT