

## **\$599,900 - 23 46410 Twp Rd 610, Rural Bonnyville M.D.**

MLS® #E4426630

**\$599,900**

4 Bedroom, 1.50 Bathroom, 2,303 sqft

Rural on 30.00 Acres

Model Development, Rural Bonnyville M.D.,  
AB

One of a kind property located in the heart of the Lakeland! This custom built 2 story home sits on a well treed 30 acres just minutes from Bonnyville. Boasting over 2300 sq ft of finished living space this home features 4 bedrooms, 1.5 bathrooms, a 3 season sun room, 3/4 wrap around deck, and large windows with tons of natural light. Two of the bedrooms upstairs have access to a balcony over looking the yard. This custom home offers cedar walls and ceilings, built in cabinetry in the wet bar and all the bedrooms. Updates over the years include shingles, 2- HE furnaces, and siding. The oversized double garage offers plenty of room for storage and parking. Located minutes from Moose Lake and the Golf Course. The property is truly unique and one of a kind!

Built in 1977

### **Essential Information**

MLS® #	E4426630
Price	\$599,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,303
Acres	30.00



Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 46410 Twp Rd 610
Area	Rural Bonnyville M.D.
Subdivision	Model Development
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 1L9

### Amenities

Features	Bar, Deck
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 19th, 2025
Days on Market	48
Zoning	Zone 65

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Listing information last updated on May 6th, 2025 at 4:17am MDT