

\$579,900 - 25 61209a Range Road 454, Rural Bonnyville M.D.

MLS® #E4432075

\$579,900

5 Bedroom, 3.00 Bathroom, 1,590 sqft

Rural on 1.19 Acres

Emerald Lake Estates, Rural Bonnyville M.D., AB

For more information, please click on "View Listing on Realtor Website". This custom-built home (1,590 sq. ft.) from 2005 sits on over an acre just outside town limits. It features 5 bedrooms, 3 bathrooms, vaulted ceilings, crown molding, central vacuum, and an open floor plan. Additional features include an on-demand hot water tank, gas fireplace, and appliances (microwave, oven, dishwasher, fridge), with an option to add washer/dryer. The triple-car garage offers storage, 7" heated floors, and a negotiable 4-post lift. The basement has insulated concrete floors for energy efficiency and includes a living room with projector, games room, office, 2 bedrooms, laundry, and built-in soaker tub. The property includes retaining walls, a riverbed water diversion, a gravel area for outdoor activities, and mature landscaping with willows, fruit trees, and flowers. This rare find offers the chance to add personal touches.

Built in 2005

Essential Information

MLS® # E4432075

Price \$579,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,590
Acres	1.19
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	25 61209a Range Road 454
Area	Rural Bonnyville M.D.
Subdivision	Emerald Lake Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G4

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Instant, Insulation-Upgraded, Parking-Extra, Parking-Plug-Ins, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking Spaces	10

Interior

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

Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Partially Landscaped, Schools, Stream/Pond
Construction	ICFs (Insulated Concrete Forms)
Foundation	Concrete Perimeter

Additional Information

Date Listed April 22nd, 2025

Days on Market 69

Zoning Zone 60

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