

# **\$442,900 - #12 61307 Range Road 470, Rural Bonnyville M.D.**

MLS® #E4433341

**\$442,900**

4 Bedroom, 3.00 Bathroom, 1,442 sqft

Rural on 2.37 Acres

Evergreen Estates (Rural Bonnyville), Rural Bonnyville M.D., AB

Looking for a place to unwind? This 4 bedroom, 3 bath property in Evergreen Estates has lake access within the neighboring subdivision and is near the Moose Lake Provincial Park and Ironhorse Trail. Situated on 2.37 acres, it has a natural, low maintenance landscape and a graveled circular driveway with lots of room for parking. The main floor features

maple

hardwood throughout, light maple kitchen cabinets, a large corner pantry and a dining area that leads onto the large 12'x24' Duradek. The primary bedroom has it's own 3 piece ensuite and walk in closet. Other extras include a main floor laundry, central vac system, and plenty of storage. Downstairs is a cozy family room, large rec area, the 4th bedroom and 3 piece bath. Moving outside through the walkout basement is a large concrete pad, firepit area and the privacy of the area's beautiful spruce trees. You're going to love it!

Built in 2001

## **Essential Information**

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Price	\$442,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,442
Acres	2.37
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	#12 61307 Range Road 470
Area	Rural Bonnyville M.D.
Subdivision	Evergreen Estates (Rural Bonnyville)
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H1

### Amenities

Features	Deck, Fire Pit, Front Porch, Lake Privileges, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 29th, 2025
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Days on Market 2

Zoning Zone 65

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Listing information last updated on May 1st, 2025 at 2:02am MDT