

\$399,900 - 402 46410 Twp Rd 610, Rural Bonnyville M.D.

MLS® #E4435779

\$399,900

3 Bedroom, 2.50 Bathroom, 2,245 sqft

Rural on 0.59 Acres

Fontaine Subdivision, Rural Bonnyville M.D.,
AB

Warm & Welcoming in Fontaine Subdivision, Moose Lake! This 2200 sq.ft. bungalow has everything you need! Large windows, open concept design & cedar vaulted ceiling w/ wood beam accents! Charming kitchen offers plenty of red oak cabinetry, large island w/ power, pantry & stainless steel appliances including 2 ovens. Cozy sunken living room w/ wood stove + an additional sunken family room w/ wet bar. Main floor laundry, A/C & central vac. 3 bdrms & 3 baths including a primary w/ 3 pc ensuite. Partial basement is ready to be developed or perfect for storage. Upgrades throughout the years include furnace, shingles, water conditioning equipment, well pump, septic pump, windows, siding w/ added insulation, laundry room, main bath, vinyl plank flooring & some paint. Attached dbl heated garage w/ paved driveway & workshop w/ roll up door. Beautifully landscaped yard w/ mature trees, fountain, yard light & shed. .59 acre lot close to lake public access & across from walking trail. Relax & Stay!

Built in 1983

Essential Information

MLS® # E4435779

Price \$399,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,245
Acres	0.59
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	402 46410 Twp Rd 610
Area	Rural Bonnyville M.D.
Subdivision	Fontaine Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J1

Amenities

Features	Air Conditioner, Bar, Fire Pit, Insulation-Upgraded, Vaulted Ceiling, Vinyl Windows, Wet Bar, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood
Exterior Features	Boating, Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed May 8th, 2025
Days on Market 56
Zoning Zone 65

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