

# **\$789,000 - 1 62313b Rge Rd 421 Road, Rural Bonnyville M.D.**

MLS® #E4445886

**\$789,000**

6 Bedroom, 3.50 Bathroom, 3,124 sqft

Rural on 3.04 Acres

None, Rural Bonnyville M.D., AB

Welcome to this one of a kind sprawling bungalow home! Situated on 3 acres close to town and the Grand Centre Golf Course with amenities close by but the privacy of country living. This custom home is slab on grade; complete one level living! Drive down the scenic lane to be greeted by a country home with wrap around decks. Step inside to a dining room, kitchen and great room with vaulted ceilings. So many windows to let in the sunshine and treed views. On this wing, you will find 3 bedrooms, 2 bathrooms and a tucked away office space. The other wing features a space that can function as a mother-in-law suite or more living space. Here you will find 3 more bedrooms, 1.5 bathrooms, laundry, a second living room and a second kitchen. A heated, triple car attached garage with additional shop space features built in shelving and a custom work bench. A second heated and attached single garage is perfect for an extra vehicle or hobbies. The acreage also includes a large shed, gazebo and a raised garden.

Built in 2007

## **Essential Information**

MLS® #

E4445886



|                |                        |
|----------------|------------------------|
| Price          | \$789,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,124                  |
| Acres          | 3.04                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1 62313b Rge Rd 421 Road |
| Area        | Rural Bonnyville M.D.    |
| Subdivision | None                     |
| City        | Rural Bonnyville M.D.    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9M 1P8                  |

### Amenities

|          |                                                           |
|----------|-----------------------------------------------------------|
| Features | Air Conditioner, Front Porch, Workshop, Barrier Free Home |
|----------|-----------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 1                                               |
| Has Basement      | Yes                                             |
| Basement          | None, No Basement                               |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                   |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Through Road, Private Setting, Vegetable Garden |
| Construction      | Wood                                                                                   |
| Foundation        | Slab                                                                                   |

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        61  
Zoning                    Zone 60

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