

## **\$625,000 - 60528 Rge Rd 464a, Rural Bonnyville M.D.**

MLS® #E4411573

**\$625,000**

4 Bedroom, 3.00 Bathroom, 2,169 sqft

Rural on 0.19 Acres

Moose Lake, Rural Bonnyville M.D., AB

Nestled along the picturesque Moose lake, this customized lakefront home embodies waterfront living & over 3,300 sqft of living. Step inside to discover a beautifully renovated gourmet kitchen, where cooking comes to life amidst upgraded appliances, granite countertops, & custom cabinetry, all while having breathtaking water views from elevated deck & windows. With 4 beds, including 3 en-suite baths, this home offers both comfort & convenience. Imagine waking up to the gentle sounds of the lake in the spacious master suite, complete with ample closets. Designed for effortless entertainment & relaxation, the walk-out basement provides a versatile space perfect for hosting gatherings or simply unwinding while overlooking the tranquil waterfront. Step outside onto either deck & soak in the beauty of the lake while enjoying a meal or lounging in the sunshine. Oversized attached garage for vehicles & outdoor gear, ensuring that every adventure on the water is easily facilitating your ultimate waterfront home!

Built in 1988

### **Essential Information**

MLS® # E4411573

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,169                  |
| Acres          | 0.19                   |
| Year Built     | 1988                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 60528 Rge Rd 464a     |
| Area        | Rural Bonnyville M.D. |
| Subdivision | Moose Lake            |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2J6               |

### **Amenities**

|                |   |
|----------------|---|
| Features       | Air Conditioner, Deck, Lake Privileges, Parking-Extra, Skylight, Sunroom, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Rooftop Deck/Patio |
| Parking Spaces | 6   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Lake, Boating, Cul-De-Sac, Hillside, Lake Access Property, Lake View, No Back Lane, No Through Road, Private Setting, Recreation Use, Waterfront Property |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2024 |
| Days on Market | 193                |
| Zoning         | Zone 65            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 4th, 2025 at 3:47am MDT