

## **\$333,000 - 59529 Rge Rd 444a, Rural Bonnyville M.D.**

MLS® #E4415543

**\$333,000**

3 Bedroom, 1.00 Bathroom, 1,088 sqft

Rural on 15.44 Acres

None, Rural Bonnyville M.D., AB

Move to the Country! This cozy & charming bungalow sits on 15.44 acres, just 20 minutes southeast of Bonnyville. Ideal for a hobby farm, property is fenced & cross-fenced featuring steel corrals, 2 water bowls, chicken coop & barn. Step inside to a bright front living room w/ picture window & rough-in for wood stove. Spacious dining area & kitchen w/ birch cabinetry & all appliances included. Upgrades in the last 7 years include vinyl plank flooring, shingles, well pump, septic pump, attic insulation, furnace & deck. Partially developed basement offers stained concrete floors, rec room w/ wood stove, 2 rooms that were previously used as bedrooms & a bathroom rough-in. Beautifully landscaped yard boasts mature trees, wraparound deck, garden plot, & firepit area. 30'x30' insulated garage (heater not connected) w/ 220 power & tin roof. Located on a private dead-end road close to Muriel Lake, sandy beaches, quadding trails, swimming & water sports. Let Nature Surround You!

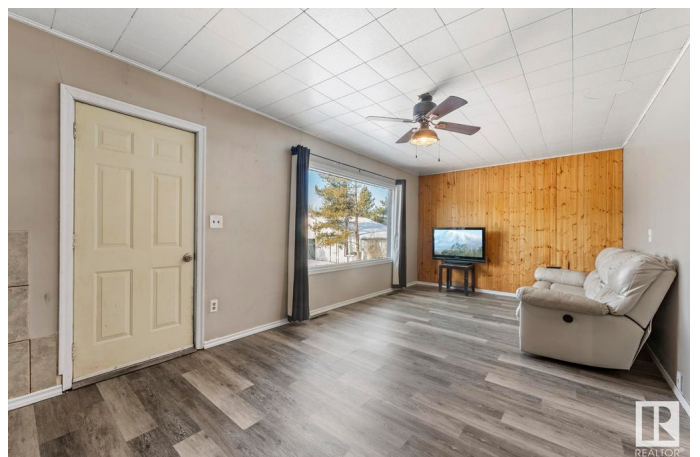
Built in 1962

### **Essential Information**

MLS® # E4415543

Price \$333,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,088
Acres	15.44
Year Built	1962
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59529 Rge Rd 444a
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Deck, Fire Pit, Front Porch
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### Interior

Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	December 4th, 2024
Days on Market	149
Zoning	Zone 60

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Listing information last updated on May 2nd, 2025 at 6:47pm MDT