

# **\$1,125,000 - 61016 Hwy 897, Rural Bonnyville M.D.**

MLS® #E4416878

**\$1,125,000**

5 Bedroom, 4.00 Bathroom, 2,633 sqft

Rural on 118.79 Acres

None, Rural Bonnyville M.D., AB

118-acre property, located just 10 minutes from Cold Lake. The home features an expansive kitchen, a dining room, living room featuring a gas fireplace, an office, and three good sized bedrooms, including a master suite with a walk-in closet and a 4-piece ensuite. A bonus room on the upper level provides an ideal space for flexibility. The basement is a perfect area for entertaining, with a living room warmed by a wood stove, a walkout to the yard, a wet bar area, two additional large bedrooms, a full bathroom, and plenty of storage. Equestrian enthusiasts will be thrilled with the impressive 70'x150' indoor arena, perfect for year-round riding and training. The property also features a 50'x70' heated barn, designed with 8 spacious stalls. Built for convenience, the barn includes a spectator area overlooking the arena, offering the perfect spot to watch the action unfold. Outdoors you'll find numerous pens, along with 6 automatic waterers. You'll also find a metal hay shelter providing protection for feed.

Built in 2007

## **Essential Information**

MLS® #	E4416878
Price	\$1,125,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,633
Acres	118.79
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	61016 Hwy 897
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P3

### Amenities

Features	Walkout Basement, Wet Bar
----------	---------------------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 2nd, 2025
Days on Market	166

## Zoning

## Zone 60

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 June 17th, 2025 at 12:17pm MDT