

\$579,900 - 212 46424 Twp Rd 611, Rural Bonnyville M.D.

MLS® #E4419630

\$579,900

4 Bedroom, 3.00 Bathroom, 1,588 sqft

Rural on 1.95 Acres

Willow Ridge_MBON, Rural Bonnyville M.D.,
AB

Welcome to your dream home in the sought-after Willow Ridge neighbourhood. This beautifully designed bilevel residence offers an impressive 1,588 square feet of thoughtfully arranged living space on a sprawling 1.95-acre lot. The home's open-concept layout features vaulted ceilings that create an airy, welcoming atmosphere throughout. The large kitchen showcases granite countertops, perfect for culinary enthusiasts and family gatherings. Boasting 4 bedrooms and 3 bathrooms and a flex room, this home provides ample space for family and guests. The outdoor entertainment area is a true highlight, featuring a custom rock bar, inviting fire pit, and charming pergola - ideal for hosting memorable gatherings. A triple car garage offers generous space for vehicles and storage. Located in a peaceful cul-de-sac, the property backs onto a soccer field and playground, providing the perfect balance of privacy and recreation.

Built in 2011

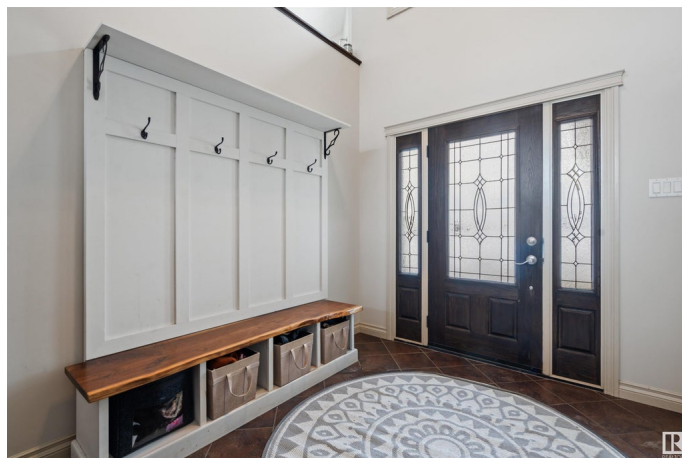
Essential Information

MLS® # E4419630

Price \$579,900

Bedrooms 4

Bathrooms 3.00



Full Baths	3
Square Footage	1,588
Acres	1.95
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	212 46424 Twp Rd 611
Area	Rural Bonnyville M.D.
Subdivision	Willow Ridge_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 0H1

Amenities

Features	Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Vinyl Windows
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Street Lighting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 29th, 2025
Days on Market	93

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 May 2nd, 2025 at 8:17pm MDT