

## **\$399,900 - 402 46410 Twp Rd 610, Rural Bonnyville M.D.**

MLS® #E4424161

**\$399,900**

3 Bedroom, 2.50 Bathroom, 2,245 sqft

Rural on 0.59 Acres

Fontaine Subdivision, Rural Bonnyville M.D.,  
AB

Warm & Welcoming in Fontaine Subdivision, Moose Lake! This 2200 sq.ft. bungalow has everything you need! Large windows, open concept design & cedar vaulted ceiling w/ wood beam accents! Charming kitchen offers plenty of red oak cabinetry, large island w/ power, pantry & stainless steel appliances including 2 ovens. Cozy sunken living room w/ wood stove + an additional sunken family room w/ wet bar. Main floor laundry, A/C & central vac. 3 bdrms & 3 baths including a primary w/ 3 pc ensuite. Partial basement is ready to be developed or perfect for storage. Upgrades throughout the years include furnace, shingles, water conditioning equipment, well pump, septic pump, windows, siding w/ added insulation, laundry room, main bath, vinyl plank flooring & some paint. Attached dbl heated garage w/ paved driveway & workshop w/ roll up door. Beautifully landscaped yard w/ mature trees, fountain, yard light & shed. .59 acre lot close to lake public access & across from walking trail. Relax & Stay!

Built in 1983

### **Essential Information**

MLS® #                    E4424161

Price                      \$399,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,245
Acres	0.59
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	402 46410 Twp Rd 610
Area	Rural Bonnyville M.D.
Subdivision	Fontaine Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J1

### Amenities

Features	Air Conditioner, Bar, Fire Pit, Insulation-Upgraded, Vaulted Ceiling, Vinyl Windows, Wet Bar, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Boating, Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                March 4th, 2025  
Days on Market        59  
Zoning                    Zone 65

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