

# \$474,000 - 61323 Rr 455, Rural Bonnyville M.D.

MLS® #E4424934

## \$474,000

4 Bedroom, 2.50 Bathroom, 2,640 sqft  
Rural on 3.04 Acres

None, Rural Bonnyville M.D., AB

This amazing 3 acre parcel has its own fish pond, Located 1 mile north of Bonnyville. This home features 2640 sqft, with 4 bedrooms, 3 baths. The bright kitchen overlooks the back yard, with 2 dining spaces. A large flex space that could be used for a games room, home schooling, or family gatherings. The sunken living room features a floor to ceiling stone fireplace with firewood storage on either side. The master bedroom has its own private deck, and 2 pc ensuite. The lower level has a kitchenette, 2 more large bedrooms, large family room, wood burning stove, lots of storage and a room just for your firewood. New RO system, well pump. Updates include, fresh paint, some new flooring, some new lighting. The attached garage is 48x36, the covered deck features a built in BBQ. A must see to appreciate.

Built in 1982

### Essential Information

MLS® #	E4424934
Price	\$474,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,640



Acres	3.04
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61323 Rr 455
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G8

### Amenities

Features	Deck
----------	------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Flat Site, Landscaped, Stream/Pond, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 10th, 2025
Days on Market	155
Zoning	Zone A

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 August 12th, 2025 at 3:17am MDT