

# \$679,900 - 63507 Rge Rd 443, Rural Bonnyville M.D.

MLS® #E4428416

**\$679,900**

4 Bedroom, 2.00 Bathroom, 1,343 sqft  
Rural on 155.95 Acres

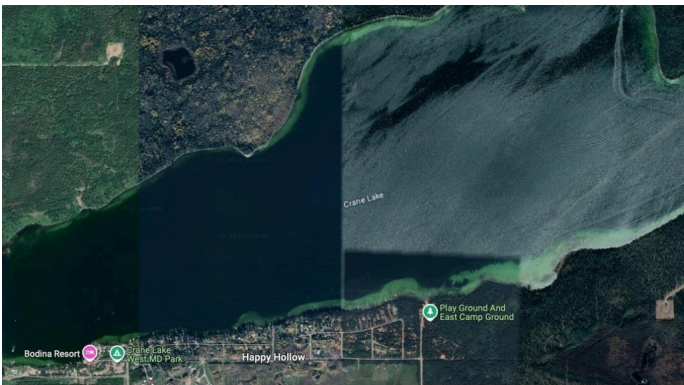
None, Rural Bonnyville M.D., AB

Nestled on 155 picturesque acres in the heart of the MD of Bonnyville, this stunning property is truly a hidden gem. Lovingly cherished and meticulously maintained by the same owners for over 30 years, this home radiates warmth, care, and pride of ownership. Every detail has been thoughtfully tended to, with upgrades that ensure modern comfort and efficiency. Improvements include new windows, shingles, central A/C, asphalt driveway, high-efficiency furnace, and hot water on demand to name a few. One of the property’s most remarkable features is its crystal-clear well water – a rare find that adds to the overall appeal. Beyond the home, the land is a nature lover’s paradise, offering an abundance of natural beauty and diverse vegetation. You’ll be enchanted by fruit trees, perennials, lilacs, chokecherries, rhubarb. A thriving garden space completes the picture, inviting you to embrace the joys of country living. Close to Cold Lake’s amenities, with easy access to nearby lakes, trails ..etc

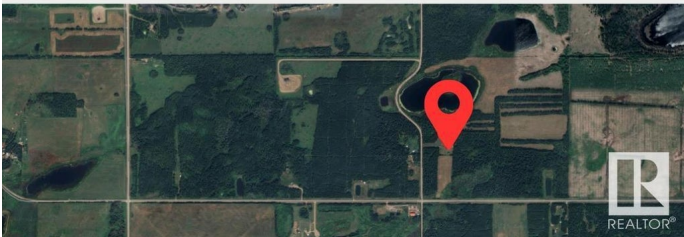
Built in 1980

## Essential Information

MLS® #	E4428416
Price	\$679,900
Bedrooms	4



S O U T H   O F   C R A N E   L A K E



Bathrooms	2.00
Full Baths	2
Square Footage	1,343
Acres	155.95
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	63507 Rge Rd 443
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 2C2

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Front Porch, Gazebo, Hot Water Tankless, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Flat Site, Fruit Trees/Shrubs, Private Setting, Subdividable Lot, Treed Lot, See Remarks
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	March 31st, 2025
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Days on Market 31

Zoning Zone 60

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Listing information last updated on May 1st, 2025 at 10:03am MDT