

## **\$855,900 - #24 63220 Rge Rd 433, Rural Bonnyville M.D.**

MLS® #E4430697

**\$855,900**

5 Bedroom, 3.50 Bathroom, 3,375 sqft

Rural on 2.77 Acres

Riverhurst, Rural Bonnyville M.D., AB

When country meets class the result is this stunning home, located in one of the area's most prestigious country subdivisions. This home will WOW you at every turn with all of the refined upgrades and over 6000 sq/ft of living space. The main floor offers a dream kitchen with banks of beautiful cabinetry and endless Cambria countertops. The open floorplan opens to the main living room with custom ceiling details and a beautiful fireplace, as well as the cozier family room with access to the expansive covered deck overlooking the acreage. The primary bedroom will entice you with its custom closets and elegant ensuite. The upper level offers 2 large bedrooms and a Jack & Jill bathroom. The lower level with a walkout is nothing short of impressive, featuring a sprawling family room, two additional bedrooms, and a spacious office. The theater room and bonus room await your finishing. The home is located in an upscale community only 13 km from Cold lake with quick access to the oil patch

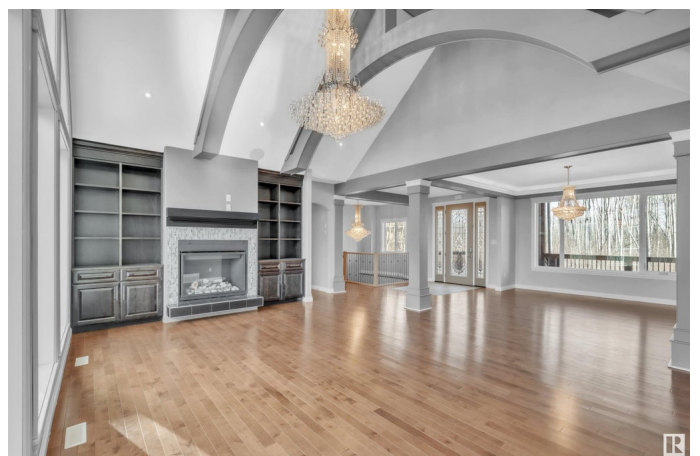
Built in 2013

### **Essential Information**

MLS® # E4430697

Price \$855,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,375
Acres	2.77
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	#24 63220 Rge Rd 433
Area	Rural Bonnyville M.D.
Subdivision	Riverhurst
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### Amenities

Features	Deck, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 13th, 2025
-------------	------------------

Days on Market 111

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 August 2nd, 2025 at 7:32pm MDT