

## **\$705,000 - 62101 Rge Rd 421, Rural Bonnyville M.D.**

MLS® #E4434546

**\$705,000**

5 Bedroom, 3.00 Bathroom, 1,776 sqft

Rural on 1.50 Acres

River Ridge Estates\_MBON, Rural Bonnyville M.D., AB

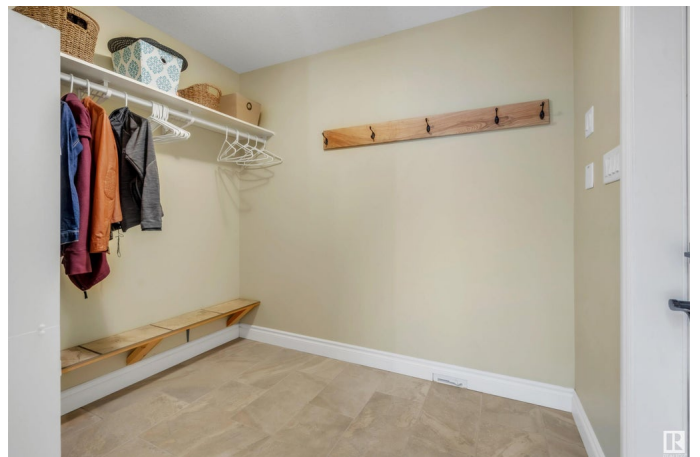
An absolute country oasis on 1.5 acres in Riverridge Estates. Surrounded by tree, this immaculate property greets you with an automatic gate that opens into the landscaped property. An oversize triple car garage out front along with RV parking with 30amp service on the side to tuck your summer toys away. Inside there is an impressive boot room off the entrance; shared /w garage entry for convenience. Upstairs the spacious nearly 1800 sq ft home has an open concept layout with stunning 3-way fireplace separating the living room & dining. Massive kitchen with walk in pantry and tons of counter and cabinet space. 2 massive bedrooms on the main along with main bath. Upstairs tucked away is an impressive primary with in-floor heat; a spa-ensuite and w/i closet. Downstairs is fully finished /w 2 more beds, family room with fireplace & wet bar, & additional bath. Central Air, in-floor heat, Reverse osmosis on all the taps, custom blinds, 2-tier deck, stone firepit area - this property offers everything and more.

Built in 2013

### **Essential Information**

MLS® # E4434546

Price \$705,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,776
Acres	1.50
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	62101 Rge Rd 421
Area	Rural Bonnyville M.D.
Subdivision	River Ridge Estates_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Front Porch, Hot Water Instant, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Wet Bar, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood

Foundation                      Insulated Concrete Form

### **Additional Information**

Date Listed                      May 5th, 2025

Days on Market                8

Zoning                            Zone 60

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Listing information last updated on May 12th, 2025 at 10:02pm MDT