# \$724,500 - 1 64020 Range Road 461, Rural Bonnyville M.D.

MLS® #E4435394

## \$724,500

7 Bedroom, 3.50 Bathroom, 3,415 sqft Rural on 13.64 Acres

None, Rural Bonnyville M.D., AB

Executive living in the heart of the Lakeland! Just shy of 14 acres boasts this beautiful 2 storey custom built home with over 7 bedrooms to accommodate your large family, bed & breakfast business or oilfield lodging. Big kitchen, breakfast area, dining room, office/den, living room with corner fireplace and impressive GREAT ROOM with vaulted ceilings, tons of windows and a gorgeous stone & wood fireplace that takes centre stage. Primary bedroom with lovely ensuite is on main floor, 4 large bedrooms upstairs plus more bedrooms downstairs. Family room, crafts room, storage in walkup basement. Shop/detached garage is just a few steps away. Front porch with great view, massive deck, barn (with water) & corral for your 4 legged family members compliment the outside. This is the IDEAL property for the discerning buyer! Comfortable commute with well maintained roads - half hour from CLAWR, 25 minutes from Bonnyville, and 35 minutes to Cold Lake. Nature & tranquility is yours to enjoy, find it here!

Built in 1997

#### **Essential Information**

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Price \$724,500

7

Bedrooms

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 3,415

Acres 13.64

Year Built 1997

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 1 64020 Range Road 461

Area Rural Bonnyville M.D.

Subdivision None

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J6

### **Amenities**

Features Air Conditioner, Deck, Front Porch, Vaulted Ceiling, Workshop, 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, Finished

#### **Exterior**

Exterior Wood

Exterior Features Fruit Trees/Shrubs, Landscaped, Private Setting

Construction Wood

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 7th, 2025

Days on Market 178

Zoning Zone 60

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