

Courtesy Of Candace Lefebvre Of Century 21 Masters

## **\$590,000 - 63308 Rge Rd 433, Rural Bonnyville M.D.**

MLS® #E4435440

**\$590,000**

4 Bedroom, 2.00 Bathroom, 1,688 sqft

Rural on 136.49 Acres

None, Rural Bonnyville M.D., AB

Welcome to your private escape! This stunning 4-bedroom, 2-bath modular home combines modern comfort with peaceful country living. Featuring an open-concept layout, vaulted ceilings, and stylish laminate flooring, the home offers both spaciousness and charm. Tucked away in a serene, treed setting, the property provides unmatched privacy while still being conveniently located—only 10 minutes to Cold Lake and 30 minutes to Bonnyville. Relax on the expansive deck, watch the kids play in the large yard, or unwind in the screened-in hot tub gazebo—mosquito-free and made for year-round enjoyment. A 28' x 36' workshop offers ample space for projects and storage, complemented by several additional sheds and outbuildings. A fenced garden and a separate dog run or chicken coop add to the homestead appeal. Set on a sprawling 136.49 acres, this property is a haven for outdoor enthusiasts. A solar power system and a 20kW diesel generator provide reliable, off-grid energy security.

Built in 2014

### **Essential Information**

MLS® # E4435440

Price \$590,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,688
Acres	136.49
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	63308 Rge Rd 433
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P3

### Amenities

Features	Deck, Dog Run-Fenced In, Fire Pit, Gazebo, Hot Tub, Workshop, Solar Equipment
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	No Through Road, Treed Lot, Partially Fenced
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	May 9th, 2025
Days on Market	54

Zoning

Zone 60

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Listing information last updated on July 2nd, 2025 at 6:02am MDT