

## **\$649,000 - 4 41520 Twp Rd 624, Rural Bonnyville M.D.**

MLS® #E4445796

**\$649,000**

5 Bedroom, 3.00 Bathroom, 1,459 sqft

Rural on 3.04 Acres

None, Rural Bonnyville M.D., AB

OWN THE DREAM! STUNNING ACREAGE! CUSTOM BUILT BAYROCK HOME WITH RECENT UPGRADES. 3.04 ACRES & WITHIN A 5 MINUTE DRIVE TO COLD LAKE! Parklike landscaping will impress! Welcoming tree lined front driveway. Tons of parking. A beautiful, well cared for oasis! HOME with large entrance and access to the HEATED OVERSIZED DOUBLE+ GARAGE (has hot+cold taps & workbench space too). HOME is open concept with soaring ceilings & windows. Bonus of a gas fireplace, large dining area, massive kitchen island++. It is a BREATHTAKING KITCHEN with new high-end solid surface counters+full backsplash! 3 bedrooms & main bath down the hall. Master suite with walk-in closet, custom built-ins + 5 piece ensuite. LOWER LEVEL PROFESSIONALLY DEVELOPED! Huge open family room. BEDROOMS #4 & #5 and a FULL, 4 piece bathroom. Laundry has an attached storage room too! UNDERSLAB HEAT on the lower level + CENTRAL AC! Comfortable family living inside & out! Exterior with 2 gazebos, back deck, patio, firepit area, 2 (drive-thru) sheds AND MORE!

Built in 2010

### **Essential Information**

MLS® #

E4445796



Price	\$649,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,459
Acres	3.04
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4 41520 Twp Rd 624
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P3

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Gazebo, Vaulted Ceiling, Vinyl Windows, See Remarks
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Cul-De-Sac, Golf Nearby, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 9

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 July 13th, 2025 at 5:47pm MDT