

## \$249,900 - 60530 Rge Rd 453, Rural Bonnyville M.D.

MLS® #E4456934

**\$249,900**

4 Bedroom, 1.00 Bathroom, 1,485 sqft

Rural on 10.00 Acres

None, Rural Bonnyville M.D., AB

Private 10 acres just minutes from Bonnyville and Muriel Lake, complete with a charming farmhouse and set up for horses. The property is fenced and cross-fenced, with a small dugout in one pasture and a large open barn ready to be finished to suit your needs. The home offers many updates including new shingles and tin on the roof, a new furnace (2023), hot water tank and water softener (2024), plus newer vinyl windows throughout. A spacious primary bedroom is upstairs with two additional bedrooms, while a fourth bedroom is on the main floor. A professionally installed pellet stove adds extra warmth. Enjoy the outdoors from the covered deck that wraps two sides of the home. A great opportunity for country living with space for animals, projects, and peaceful rural enjoyment.

Built in 1930

### Essential Information

MLS® #	E4456934
Price	\$249,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,485
Acres	10.00
Year Built	1930



Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	60530 Rge Rd 453
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G3

### Amenities

Features	Deck, Front Porch, Hot Water Natural Gas, Vinyl Windows
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped, Level Land, Treed Lot
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	September 9th, 2025
Days on Market	6
Zoning	Zone 60

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Listing information last updated on September 15th, 2025 at 2:02am MDT