

# **\$840,000 - 63320 Rge Rd 454, Rural Bonnyville M.D.**

MLS® #E4410839

**\$840,000**

4 Bedroom, 3.50 Bathroom, 1,968 sqft  
Rural on 10.03 Acres

None, Rural Bonnyville M.D., AB

Peaceful, private 10.03 acre dream property! Home with loads of modern renovations creating a comfortable & stunning open concept, 4 bedroom/ 4 bathroom home with attached 952 square foot heated garage. Large covered concrete patio leads to the entrance. Impressive open living room, dining room, kitchen plus a handy 2 piece washroom completes the main level. Practical luxury vinyl plank flooring. Double sided gas fireplace. Spectacular, custom kitchen with built-in appliances and massive island will impress! Side deck for BBQ + relaxing off dining area. Up the stairs is the convenient laundry room, 4 piece bathroom and 3 bedrooms. Master bedroom with walk-in closet + a 3 piece ensuite with large shower. Balcony off the master with vast views of the property. Basement includes a cozy family room, 4th bedroom, 3 pc bathroom and utility room. Concrete pad parking, firepit area and loads of yard space with mature landscaping ready to just be enjoyed! Tin shelter + an older storage building too! A MUST SEE!

Built in 1989

## **Essential Information**

MLS® #	E4410839
Price	\$840,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,968
Acres	10.03
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	63320 Rge Rd 454
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 2E0

### **Amenities**

Features	Deck, Fire Pit, Patio, See Remarks
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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	Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 18th, 2024

Days on Market      168

Zoning                Zone 60

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Listing information last updated on April 4th, 2025 at 2:47pm MDT