

## **\$855,000 - 43420 Twp Rd 630, Rural Bonnyville M.D.**

MLS® #E4421597

**\$855,000**

3 Bedroom, 2.50 Bathroom, 2,002 sqft

Rural on 69.31 Acres

None, Rural Bonnyville M.D., AB

An exquisite country oasis on a rare nearly 70 acres of treed land just north of Alexander, west of Cold Lake. Approximately 40 acres of potential pasture land, 2 dug outs, stunning landscaping, a huge fenced garden, fantastic new deck, long winding driveway... all of this greets you outside. The house is over 2000sq ft with an impressive 28x30 attached heated garage. Inside there is a large kitchen with huge island, built in hutch, and tons of cabinet space. The open concept leads to the dining and living room with a wall of windows to take in the views. There is also a media/family room just off the living room. 3 more bedrooms including primary with impressive ensuite bath complete this stunning home. The Shop. 2000 sq ft with a 14 ft door and a 10 ft door - heated, plumbing, wired for 220 and a huge gravel compound area. The Absolute Dream acreage where you can enjoy the privacy of 70 acres of country paradise year round.

Built in 2012

### **Essential Information**

MLS® #	E4421597
Price	\$855,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,002
Acres	69.31
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	43420 Twp Rd 630
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### Amenities

Features	Crawl Space, Deck, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Private Setting, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 14th, 2025
Days on Market	66

## Zoning

## Zone 60

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Listing information last updated on April 21st, 2025 at 5:17am MDT