

# **\$539,900 - 19b 61209a Rge Rd 454, Rural Bonnyville M.D.**

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MLS® #E4417577

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,969 sqft

Rural on 1.51 Acres

None, Rural Bonnyville M.D., AB

Location, Location, Location! Just 2 minutes from town this custom-built bungalow is situated on 1.51 acres with a lake view. Boasting over 1900 + sq-ft this home features vaulted ceilings, an open concept floor plan, an enclosed sun room, and main floor laundry. The main level consists of a large living and dining room, a kitchen with an eat-at island, a corner pantry, and plenty of cabinet space, a laundry room, 4-pc main bath, and 3 bedrooms including a primary with a walk-closet and 3-pc ensuite with a jetted tub. The fully finished basement with in-floor heat has a large rec room, 2 spacious bedrooms, an office/flex room, storage room, and a full 4 -pc bathroom. The heated double-attached garage, cement parking pad, and paved drive provide plenty of space for parking all your vehicles and toys! The property is landscaped with mature trees that provide privacy and has a sanded kid's playground area. Acreage living just minutes away from town!



Built in 2004

## **Essential Information**

MLS® #	E4417577
Price	\$539,900
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,969
Acres	1.51
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	19b 61209a Rge Rd 454
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G3

### Amenities

Features	Exterior Walls- 2"x6", Hot Water Tankless, Lake Privileges, Sunroom, Vaulted Ceiling, Vinyl Windows, Natural Gas Stove Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Lake Access Property, Lake View, Low Maintenance Landscape, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 10th, 2025
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Days on Market 111

Zoning Zone 60

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