

# **\$639,900 - 62530 Range Road 420a, Rural Bonnyville M.D.**

MLS® #E4429246

**\$639,900**

6 Bedroom, 3.00 Bathroom, 1,600 sqft

Rural on 2.79 Acres

Fairway Estates\_MBON, Rural Bonnyville M.D., AB

LOCATION! LOCATION!- 2.79 acres of Majestic Paradise awaits you, 5 minutes from Cold Lake & a minute from the golf course. This extensively upgraded home, featuring 6 bedrooms/3 baths, boasts a paved driveway, attached double garage, detached 624sqft shop (pellet stove & power), stamped concrete sidewalk, & a yard teeming w/ mature & fruit trees. The upgraded kitchen showcases custom cabinetry, a 9' eat-up stone island, soft-close drawers, S/S appliances (gas stove), & an R/O water system. Porcelain tile & laminate flow throughout the home. Enjoy year-round comfort with a gas fireplace & A/C. The main level hosts 3 bedrooms, including a primary suite w/ a renovated 4-piece ensuite & walk-in closet. The WALKOUT basement, w/ heated floors, offers a kitchenette/bar, 3-piece bathroom, 3 expansive bedrooms, laundry, & direct garage access. 2 rear decks, w/composite/wood & aluminum railings, all serviced by a private well. Upgrades include shingles-8 yrs, furnace-2014, mechanical room-10 yrs, septic tank-2023.

Built in 1996

## **Essential Information**



MLS® #	E4429246
Price	\$639,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	2.79
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	62530 Range Road 420a
Area	Rural Bonnyville M.D.
Subdivision	Fairway Estates_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

### Amenities

Features	Air Conditioner, Deck, Parking-Visitor, R.V. Storage, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
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### 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	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Shopping Nearby, Treed Lot
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 4th, 2025

Days on Market                29

Zoning                            Zone 60

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Listing information last updated on May 3rd, 2025 at 1:02am MDT