

# **\$579,900 - 25 61209a Range Road 454, Rural Bonnyville M.D.**

MLS® #E4432075

## **\$579,900**

5 Bedroom, 3.00 Bathroom, 1,590 sqft

Rural on 1.19 Acres

Emerald Lake Estates, Rural Bonnyville M.D., AB

For more information, please click on "View Listing on Realtor Website". This custom-built home (1,590 sq. ft.) from 2005 sits on over an acre just outside town limits. It features 5 bedrooms, 3 bathrooms, vaulted ceilings, crown molding, central vacuum, and an open floor plan. Additional features include an on-demand hot water tank, gas fireplace, and appliances (microwave, oven, dishwasher, fridge), with an option to add washer/dryer. The triple-car garage offers storage, 7" heated floors, and a negotiable 4-post lift. The basement has insulated concrete floors for energy efficiency and includes a living room with projector, games room, office, 2 bedrooms, laundry, and built-in soaker tub. The property includes retaining walls, a riverbed water diversion, a gravel area for outdoor activities, and mature landscaping with willows, fruit trees, and flowers. This rare find offers the chance to add personal touches.

Built in 2005

## **Essential Information**

MLS® #	E4432075
Price	\$579,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,590
Acres	1.19
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	25 61209a Range Road 454
Area	Rural Bonnyville M.D.
Subdivision	Emerald Lake Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G4

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Instant, Insulation-Upgraded, Parking-Extra, Parking-Plug-Ins, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking Spaces	10

### Interior

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

### Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Partially Landscaped, Schools, Stream/Pond
Construction	ICFs (Insulated Concrete Forms)
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 22nd, 2025  
Days on Market       84  
Zoning                 Zone 60

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Listing information last updated on July 15th, 2025 at 5:18pm MDT