

# **\$679,900 - 61117 Range Road 465a, Rural Bonnyville M.D.**

MLS® #E4433328

**\$679,900**

5 Bedroom, 2.50 Bathroom, 2,480 sqft

Rural on 2.82 Acres

Elk Haven Estates, Rural Bonnyville M.D., AB

Discover rustic elegance in this sprawling 2,480 square foot ranch-style bungalow nestled on 2.82 acres of tranquil paradise in Pelican Narrows. This custom-built home seamlessly blends luxury with country charm, featuring an upgraded kitchen that would make any home chef smile, 5 well-appointed bedrooms, and 4 bathrooms. The property truly shines with its outdoor amenities — a 42'—24 metal-clad shop, 48'—28 barn, and paddock shelters create the perfect hobby farm setup. Nature lovers will appreciate the professionally designed corrals and the serene pond where you can sip morning coffee while wildlife provides free entertainment. Imagine unwinding on your deck as the sun sets behind towering hardwoods and majestic spruce trees that frame this picturesque property. The heated triple car garage ensures your vehicles stay as cozy as you do during Alberta winters. This isn't just a house — it's a lifestyle choice for those who appreciate room to breathe and space to dream.

Built in 1978

## **Essential Information**

MLS® # E4433328

Price \$679,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,480
Acres	2.82
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61117 Range Road 465a
Area	Rural Bonnyville M.D.
Subdivision	Elk Haven Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H1

### Amenities

Features	Deck, Fire Pit, Front Porch, R.V. Storage, Skylight, Vaulted Ceiling, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Treed Lot
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed April 29th, 2025

Days on Market 76

Zoning Zone 60

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