

\$442,900 - #12 61307 Range Road 470, Rural Bonnyville M.D.

MLS® #E4433341

\$442,900

4 Bedroom, 3.00 Bathroom, 1,442 sqft

Rural on 2.37 Acres

Evergreen Estates (Rural Bonnyville), Rural Bonnyville M.D., AB

Looking for a place to unwind? This 4 bedroom, 3 bath property in Evergreen Estates has lake access within the neighboring subdivision and is near the Moose Lake Provincial Park and Ironhorse Trail. Situated on 2.37 acres, it has a natural, low maintenance landscape and a graveled circular driveway with lots of room for parking. The main floor features

maple

hardwood throughout, light maple kitchen cabinets, a large corner pantry and a dining area that leads onto the large 12'x24' Duradek. The primary bedroom has it's own 3 piece ensuite and walk in closet. Other extras include a main floor laundry, central vac system, and plenty of storage. Downstairs is a cozy family room, large rec area, the 4th bedroom and 3 piece bath. Moving outside through the walkout basement is a large concrete pad, firepit area and the privacy of the area's beautiful spruce trees. You're going to love it!

Built in 2001

Essential Information

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Price	\$442,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,442
Acres	2.37
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	#12 61307 Range Road 470
Area	Rural Bonnyville M.D.
Subdivision	Evergreen Estates (Rural Bonnyville)
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H1

Amenities

Features	Deck, Fire Pit, Front Porch, Lake Privileges, Walkout Basement
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 29th, 2025
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Days on Market 1

Zoning Zone 65

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Listing information last updated on April 30th, 2025 at 4:47am MDT