

Courtesy Of Kerri L Dechaine Of Dale Real Estate (St. Paul) Ltd.

# **\$479,900 - 61503 Range Road 491, Rural Bonnyville M.D.**

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MLS® #E4434740

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Rural on 11.29 Acres

None, Rural Bonnyville M.D., AB

"Your Dream Escape Awaits on 11.29 Acres"

Discover the perfect blend of comfort & adventure in this stunning raised bungalow, nestled amongst mature trees & stunning sunsets. This captivating property offers a lifestyle that dreams are made of, featuring 4 spacious bedrooms, 4 bathrooms making it ideal for families & hosting guests alike. You'll be greeted by an inviting open-concept living space, perfect for creating cherished memories with loved ones. The main floor laundry adds convenience to your everyday life. The finished basement serves as a versatile retreat-whether it's a game room or home theatre. Step outside to your own serene oasis, where a 24x24 heated detached garage awaits your hobbies & projects. Imagine cozy evenings around the fire pit, sharing stories under the stars or watchings the kids climb to new heights in the treehouse & zipping across the biplane. There is a cattle shed ready for whatever your heart desires.



Built in 2005

## **Essential Information**

MLS® #	E4434740
Price	\$479,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,455
Acres	11.29
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	61503 Range Road 491
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 1P0

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Private Setting
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	May 5th, 2025
Days on Market	55

## Zoning

## Zone 60

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Listing information last updated on June 29th, 2025 at 12:47pm MDT