

# **\$745,000 - 1 64020 Range Road 461, Rural Bonnyville M.D.**

MLS® #E4435394

**\$745,000**

7 Bedroom, 3.50 Bathroom, 3,415 sqft

Rural on 13.64 Acres

None, Rural Bonnyville M.D., AB

Executive living in the heart of the Lakeland! Just shy of 14 acres boasts this beautiful 2 storey custom built home with over 7 bedrooms to accommodate your large family, bed & breakfast business or oilfield lodging. Big kitchen, breakfast area, dining room, office/den, living room with corner fireplace and impressive GREAT ROOM with vaulted ceilings, tons of windows and a gorgeous stone & wood fireplace that takes centre stage. Primary bedroom with lovely ensuite is on main floor, 4 large bedrooms upstairs plus more bedrooms downstairs. Family room, crafts room, storage in walkup basement. Large detached garage with workshop space is just a few steps away. Front porch with great view, massive deck, barn (with water) & corral for your 4 legged family members compliment the outside. This is the IDEAL property for the discerning buyer! Half hour from Cold Lake, 20 minutes from Bonnyville, comfortable commute to work whether it be to the north, south, east or west. Nature & tranquility is yours to enjoy!

Built in 1997

## **Essential Information**

MLS® # E4435394

Price \$745,000



Bedrooms	7
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,415
Acres	13.64
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 64020 Range Road 461
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Air Conditioner, Deck, Front Porch, Vaulted Ceiling, Workshop, 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	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 7th, 2025

Days on Market 89

Zoning Zone 60

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Listing information last updated on August 4th, 2025 at 9:02am MDT