

# **\$639,900 - 206 61209 Range Road 465, Rural Bonnyville M.D.**

MLS® #E4438711

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,720 sqft

Rural on 3.01 Acres

Birch Grove, Rural Bonnyville M.D., AB

Peaceful, private and simply beautiful. This 1700 square foot custom built bungalow is located on a fully treed 3 acre site. Located in Birch Grove subdivision with easy access to Moose lake and only minutes to the golf course. Walking/biking paths nearby allow for easy access throughout the area. The main floor features an open design with a great room concept. The kitchen is the heart of the home featuring granite counter tops, wall ovens, stove top counter and access to the deck. A gas fireplace compliments the living room. The primary suite features a 4 piece ensuite, a spacious WIC and access to the backyard decking. 2 more bedrooms, a bathroom and main floor laundry. The basement features an in-law suite, a 3 piece shower, 2 more bedrooms and ample storage. A heated 24x26 garage completes this wonderful home. Extensive decking expands your outdoor living space and allows you to enjoy the privacy of your backyard! Make the move today...

Built in 2011

## **Essential Information**

MLS® # E4438711

Price \$639,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,720
Acres	3.01
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	206 61209 Range Road 465
Area	Rural Bonnyville M.D.
Subdivision	Birch Grove
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J5

### **Amenities**

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Vaulted Ceiling, Vinyl Windows
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Flat Site, Low Maintenance Landscape, Playground Nearby, Treed Lot
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed May 27th, 2025

Days on Market 21

Zoning Zone 65

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Listing information last updated on June 17th, 2025 at 5:17pm MDT