

## **\$659,900 - 43506 Twp Rd 630, Rural Bonnyville M.D.**

MLS® #E4445132

**\$659,900**

4 Bedroom, 3.50 Bathroom, 1,992 sqft

Rural on 5.00 Acres

None, Rural Bonnyville M.D., AB

Luxury Living On 5 Acres Between Bonnyville & Cold Lake! This stunning, custom-built bungalow blends style, space & serenity! Welcoming front entrance, open-concept layout & engineered walnut floors.

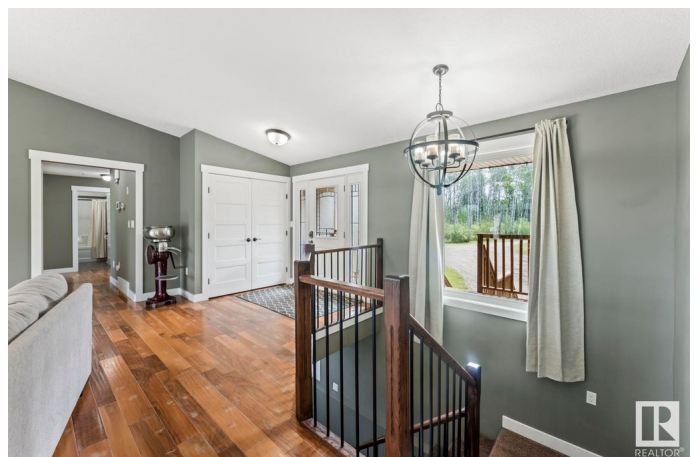
Chef-inspired kitchen features granite countertops, an oversized eat-at island, extensive cabinetry & a spacious dining area w/ garden door leading to a massive back deck complete w/ gazebo & gas BBQ hookup. The bright & cozy living room offers a beautiful tile-surround gas fireplace & vaulted ceiling. Convenient mudroom off the garage includes laundry, WI pantry & half bath. 5 bdrms & 4 baths including a primary suite w/ WI closet & spa inspired ensuite w/ double sinks, a tiled shower & an oversized jetted tub. Fully finished basement offers a large rec room, theatre room w/ wet bar, office, flex room & abundant storage. Beautifully landscaped & private yard w/ shrubs, garden plot, two sheds, C-Can w/ lean-to & a 30' x 40' attached heated garage w/ 220 power + plenty of extra parking! Make Your Move!

Built in 2014

### **Essential Information**

MLS® # E4445132

Price \$659,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,992
Acres	5.00
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	43506 Twp Rd 630
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Deck, Front Porch, Vaulted Ceiling, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed June 27th, 2025

Days on Market 9

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 5:02pm MDT