

# **\$789,000 - 1 62313b Rge Rd 421 Road, Rural Bonnyville M.D.**

MLS® #E4445886

**\$789,000**

6 Bedroom, 3.50 Bathroom, 3,124 sqft

Rural on 3.04 Acres

None, Rural Bonnyville M.D., AB

Welcome to this one of a kind sprawling bungalow home! Situated on 3 acres close to town and the Grand Centre Golf Course with amenities close by but the privacy of country living. This custom home is slab on grade; complete one level living! Drive down the scenic lane to be greeted by a country home with wrap around decks. Step inside to a dining room, kitchen and great room with vaulted ceilings. So many windows to let in the sunshine and treed views. On this wing, you will find 3 bedrooms, 2 bathrooms and a tucked away office space. The other wing features a space that can function as a mother-in-law suite or more living space. Here you will find 3 more bedrooms, 1.5 bathrooms, laundry, a second living room and a second kitchen. A heated, triple car attached garage with additional shop space features built in shelving and a custom work bench. A second heated and attached single garage is perfect for an extra vehicle or hobbies. The acreage also includes a large shed, gazebo and a raised garden.

Built in 2007

## **Essential Information**

MLS® #

E4445886



Price	\$789,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,124
Acres	3.04
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1 62313b Rge Rd 421 Road
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P8

### Amenities

Features	Air Conditioner, Front Porch, Workshop, Barrier Free Home
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Through Road, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Slab

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        73  
Zoning                    Zone 60

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