

## \$949,500 - 62506 Rge Rd 453, Rural Bonnyville M.D.

MLS® #E4454800

**\$949,500**

6 Bedroom, 3.50 Bathroom, 3,064 sqft

Rural on 10.03 Acres

Lessard, Rural Bonnyville M.D., AB

One-of-a-Kind!! Step onto 10 acres of endless possibilities, perfectly tucked between Cold Lake (20 mins) and Bonnyville (15 mins). This custom bi-level home features 6+ bedrooms and 3.5 bathrooms—perfect for a large family, B&B, or oilfield lodging. The main floor boasts 10ft ceilings, a huge bright kitchen, spacious dining area, office, large loft, TV room, and an impressive Great Room with cathedral ceilings, massive windows, and a stunning wood-burning, double-sided fireplace shared with the dining room. The primary bedroom includes a walk-in closet and 5pc ensuite. The walk-up basement features 5 roomy bedrooms, a full bath, family room with fireplace, cold room, and plenty of secret storage spots. Outside, enjoy an attached double garage with a 3-season canning kitchen and a charming extra bedroom above (heated by wood stove), plus a drive-through single garage. A huge front deck with hot tub, large garden, and a variety of fruit trees and bushes complete this private, peaceful retreat!

Built in 2005

### Essential Information

MLS® # E4454800

Price \$949,500

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,064                  |
| Acres          | 10.03                  |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 62506 Rge Rd 453      |
| Area        | Rural Bonnyville M.D. |
| Subdivision | Lessard               |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2H3               |

### Amenities

|          |                                                                                                                                                           |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 10 ft., Deck, Fire Pit, Hot Tub, Parking-Extra, Patio, R.V. Storage, Security Door, Vaulted Ceiling, Vinyl Windows, Walk-up Basement, See Remarks |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood                                                                    |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, See Remarks |
| Construction      | Wood                                                                    |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

Date Listed August 26th, 2025

Days on Market 50

Zoning Zone 60

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