

## **\$449,000 - 20-62320 Rge Rd 411a, Rural Bonnyville M.D.**

MLS® #E4455815

**\$449,000**

4 Bedroom, 3.50 Bathroom, 2,283 sqft

Rural on 2.47 Acres

Cherry Ridge Estates, Rural Bonnyville M.D.,  
AB

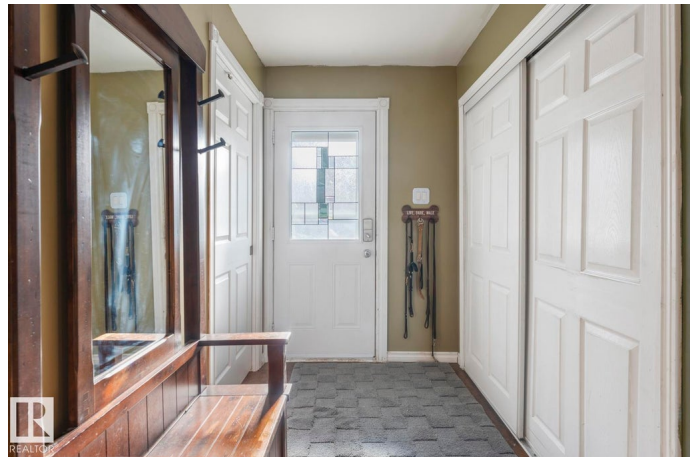
Enjoy peaceful country living on 2.47 acres near Cherry Grove. The main floor features an open layout with a wood stove insert and window seat in the living room, a kitchen with island, dining area, and a spacious primary bedroom with 3-piece ensuite and walk-in closet. Step out onto the massive covered deck with eastern views and hot tub. A 2-piece bath and laundry are conveniently located off the back entry. Upstairs offers two bedrooms, a full bath with soaker tub, and a flex space ideal for a home office or playroom. The walkout basement includes 10' ceilings, heated tile floors, a rec room, den/spare room, and plenty of storage. The heated double attached garage provides basement access. Outside, a secure fenced yard is perfect for kids or pets, with the entire larger yard also fenced and gated. There is a 64'x30' double-truss Quonset with 20' peak offers RV storage or project space. Just minutes to the ski hill, French Bay beach, and 10 minutes to Cold Lake South.

Built in 1974

### **Essential Information**

MLS® # E4455815

Price \$449,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,283
Acres	2.47
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20-62320 Rge Rd 411a
Area	Rural Bonnyville M.D.
Subdivision	Cherry Ridge Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0T0

### Amenities

Features	Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Tub, R.V. Storage, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
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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, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, No Through Road, Ski Hill Nearby, Sloping Lot, Vegetable Garden
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 3rd, 2025

Days on Market                4

Zoning                            Zone 60

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Listing information last updated on September 7th, 2025 at 9:47am MDT