

\$419,900 - 63106 Rge Rd 471, Rural Bonnyville M.D.

MLS® #E4460512

\$419,900

2 Bedroom, 2.00 Bathroom, 1,905 sqft

Rural on 4.00 Acres

None, Rural Bonnyville M.D., AB

Escape to the Country! If privacy & tranquility are what you seek, this charming 1.5-storey home on 4 acres offers the perfect retreat. Brimming w/ character, the main level features a cozy family room, a welcoming entrance w/ WI closet, wood stove & stylish vinyl plank flooring w/ in-floor heating. A versatile flex room provides extra living space & wet bar or potential second kitchen. Upstairs, the open-concept design boasts vaulted ceilings & hardwood flooring throughout. The bright living room, functional kitchen & spacious dining area open onto a west facing, two-tier deck complete w/ a slide. 2 bdrms & 2 baths, including a primary suite w/ private 3-pc ensuite. Main bath includes a luxurious oversized air tub for ultimate relaxation. Fall in love w/ the private, tree-lined driveway & landscaped yard featuring mature trees, shed & plenty of extra parking. Conveniently located near Iron River School & just 25 minutes from Bonnyville, this is more than a home, it's a lifestyle where memories are made.

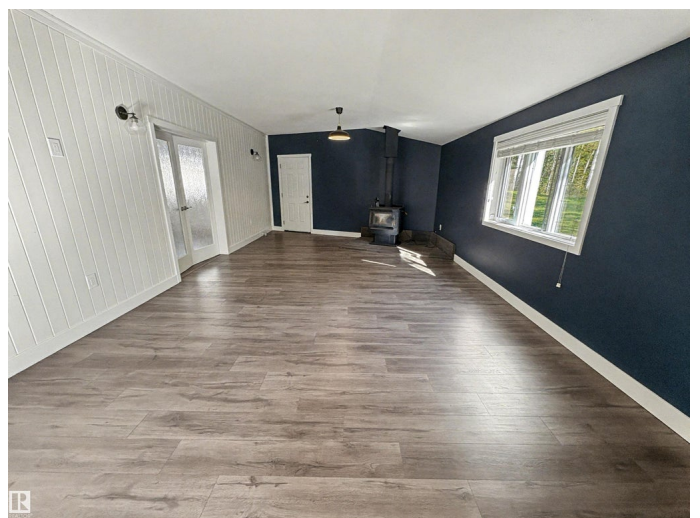
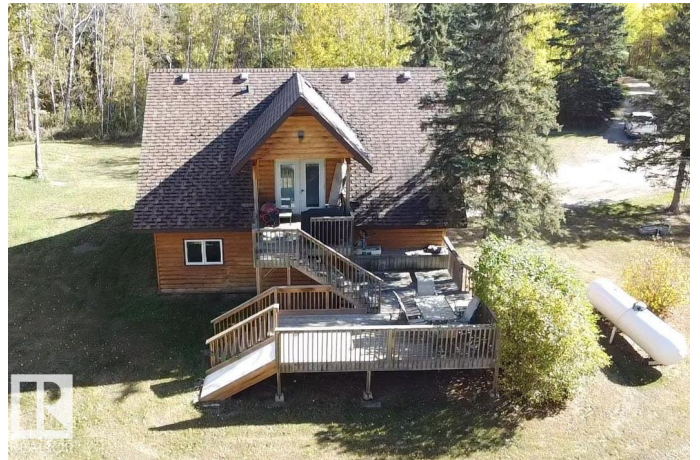
Built in 2007

Essential Information

MLS® # E4460512

Price \$419,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,905
Acres	4.00
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	63106 Rge Rd 471
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Bar, Deck, Vaulted Ceiling, Wet Bar
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 30th, 2025
Days on Market	14

Zoning

Zone 60

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Listing information last updated on October 14th, 2025 at 11:47am MDT