

\$779,900 - 1 61025a Rge Rd 465, Rural Bonnyville M.D.

MLS® #E4463861

\$779,900

5 Bedroom, 3.00 Bathroom, 3,310 sqft

Rural on 1.06 Acres

Model Development, Rural Bonnyville M.D., AB

Live Life Lakefront! Custom built home on 2 lots! Impressive 3300 sqft 2-storey features bright open-concept living space w/ underslab heat & loads of character throughout. Designer kitchen offers white cabinetry w/ BI ovens & induction cooktop, large eat-at island & garden doors leading to a south-facing patio/ gazebo overlooking the lake w/ gas hook up for BBQ. 5 Bdrms & 3 baths including a primary suite w/ cozy gas stove, access to a private lake-view balcony, WI closet & luxurious, updated 4pc ensuite featuring a tiled shower w/ waterfall feature & BI seating. 2nd level also offers laundry, den, rec room & vaulted ceilings. Upgrades galore including vinyl plank flooring, 3 pc bath, paint, boiler, hot water on demand & septic pump. Beautifully landscaped yard includes a path to your own cleared beach w/ boat/ swimming access, gazebo & firepit area. 32x28 double attached heated garage, powered single garage & sheds. Next to municipal reserve & close to town amenities, trails & golf. A Home That Inspires!

Built in 1997

Essential Information

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Price \$779,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,310
Acres	1.06
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1 61025a Rge Rd 465
Area	Rural Bonnyville M.D.
Subdivision	Model Development
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Deck, Fire Pit, Front Porch, Gazebo, Patio, Vaulted Ceiling, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Lake View, Landscaped, No Through Road, Waterfront Property, See Remarks
Construction	Wood
Foundation	Slab

Additional Information

Date Listed	October 27th, 2025
Days on Market	10
Zoning	Zone 65

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