

\$299,900 - 437 61209 Rge Rd 465, Rural Bonnyville M.D.

MLS® #E4465616

\$299,900

3 Bedroom, 2.00 Bathroom, 2,098 sqft

Rural on 0.47 Acres

Birch Grove, Rural Bonnyville M.D., AB

Let Nature Surround You! This unique Bi-level in Birch Grove is situated on a privately treed 0.47 acre lot near Moose Lake. The home features an open living area with a sunken living room and cozy wood burning fireplace. Functional kitchen including plenty of cupboard space and door leading out to a no maintenance side deck complete with a pergola. Three great sized bedrooms with primary walk in closet and door to main bath. Basement is finished with tons of storage, rec room with wood stove and 3 pc bath. Nicely landscaped yard offers extra parking, attached double garage, large shed and backs onto public lake access....Warm, welcoming and wonderful!

Built in 1985

Essential Information

MLS® #	E4465616
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,098
Acres	0.47
Year Built	1985
Type	Rural



Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	437 61209 Rge Rd 465
Area	Rural Bonnyville M.D.
Subdivision	Birch Grove
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Deck
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Environmental Reserve, Lake Access Property, Landscaped, Private Setting
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed	November 10th, 2025
Days on Market	5
Zoning	Zone 65

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