# \$474,900 - #103 62212 Rge Rd 412, Rural Bonnyville M.D.

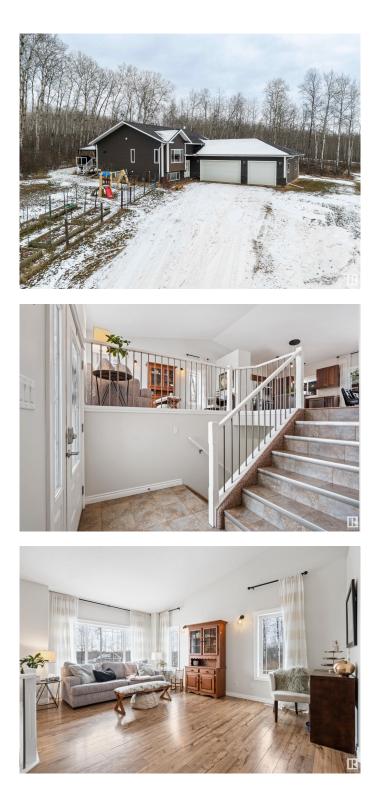
MLS® #E4425470

#### \$474,900

4 Bedroom, 3.00 Bathroom, 1,423 sqft Rural on 1.63 Acres

None, Rural Bonnyville M.D., AB

Tucked away on a picturesque 1.6-acre lot, this 1,400 sq. ft. bilevel is more than just a homeâ€"it's a sanctuary of smart design and thoughtful details. Wrapped in nature and featuring a triple attached heated garage, there's space for all your toys and tools. Step through the door into a bright and spacious foyer, leading into an open-concept living, dining, and kitchen area under soaring vaulted ceilings. The kitchen is a home organizer's paradiseâ€"featuring a gas range, espresso cabinetry, island with deep pot drawers. And then thereâ€<sup>™</sup>s the pantry. Custom shelving with pull-out and adjustable features means everything has its place! Downstairs, the fully finished basement brings even more function and comfortâ€"complete with a 4th bedroom, 3pc bath, and family room. But let's talk about the laundry roomâ€" a layout designed to keep everything in orderâ€"it's the kind of space that makes daily life run smoother. Step out onto the expansive deck, sip your coffee, and watch the deer wander through the trees.



Built in 2014

#### **Essential Information**

MLS® #

E4425470

Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,423
Acres	1.63
Year Built	2014
Туре	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

# **Community Information**

Address	#103 62212 Rge Rd 412
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0T0
County Province	ALBERTA AB

## Amenities

Features	Closet Organizers, Deck, Fire Pit, Gazebo, Parking-Extra, R.V. Storage,
	Vaulted Ceiling, Vinyl Windows

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

#### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

## **Additional Information**

Date ListedMarch 13th, 2025Days on Market40

Zoning Zone 60

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Listing information last updated on April 22nd, 2025 at 8:32am MDT