

## \$439,900 - 4723 50 Avenue, Rural Bonnyville M.D.

MLS® #E4429249

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,141 sqft

Rural on 2.44 Acres

None, Rural Bonnyville M.D., AB

Nestled in the Hamlet of Cherry Grove on 2.44 acres is this quaint Custom Bungalow immersed in flora from Trees & Shrubs to perennials that bloom as the season changes. Impressive kitchen with built in formal Curio Cabinets, dark Maple cabinets, Quartz counter and gas stove. Open concept to dining room and family room with an impressive fireplace surrounded by custom bookcases. Light pours into the home through upgraded windows shining on the beautiful wood floors. Primary suite is oversized (the walk is 9 x 6) as is the main floor laundry room. Second bedroom is the perfect office. Garden view of the lower level has another family room, 2 bedrooms, bath and storage. Upgrades to the home over the years include, R20 insulation, extra attic insulation, siding, furnace, composite decking, well & septic. The elegance of an older home with all the newer perks!

Built in 1974

### Essential Information

MLS® #	E4429249
Price	\$439,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,141



Acres	2.44
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4723 50 Avenue
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0T0

### Amenities

Features	Deck, Fire Pit, No Smoking Home, Wall Unit-Built-In
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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, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Private Setting, Ski Hill Nearby
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	April 4th, 2025
Days on Market	17
Zoning	Zone 60

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