

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

# **\$1,079,000 - 427 46410 Township Road 610, Rural Bonnyville M.D.**

MLS® #E4431139

**\$1,079,000**

5 Bedroom, 3.00 Bathroom, 1,780 sqft

Rural on 0.46 Acres

Fontaine Subdivision, Rural Bonnyville M.D., AB

First in class...best in show! Lakefront living at its best, on a prime lot in Fontaine subdivision Moose Lake! This custom built walk out bungalow boasts pride of ownership throughout. Substantial renovations and upgrades take this beautiful home to the top level! Near panoramic views will be appreciated throughout both levels. Features include stone countertops, ultra modern cabinetry, fireplace, wet bar, central AC and so much more. The primary bedroom features a soothing 4 pce ensuite and access to the deck. The walkout basement features 2 bedrooms, a spacious rec room set up for Oilers games and billiards. Easy access to the lake and fire pit area from both levels. A nicely landscaped yard and a paved driveway frame this gorgeous home. The 28x28 attached garage is heated. The additional 26x42 detached garage provides an RV plug-in, ample parking for the lake toys and tools. So much to tell you with so little time...simply must be seen! Make the move to the "Mighty Moose" today!

Built in 2001

## **Essential Information**



MLS® #	E4431139
Price	\$1,079,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,780
Acres	0.46
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	427 46410 Township Road 610
Area	Rural Bonnyville M.D.
Subdivision	Fontaine Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G4

### Amenities

Features	Bar, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Vinyl Windows, Walkout Basement, Wet Bar
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake Access Property, Landscaped, Playground Nearby, Sloping Lot, Waterfront

	Property
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	3
Zoning	Zone 65

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Listing information last updated on April 19th, 2025 at 9:47am MDT