

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

# **\$879,900 - #610 46424 Township Road 611, Rural Bonnyville M.D.**

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MLS® #E4427576

**\$879,900**

4 Bedroom, 3.00 Bathroom, 2,123 sqft

Rural on 1.51 Acres

Willow Ridge\_MBON, Rural Bonnyville M.D.,  
AB

You CAN have it all!!! This custom built ranch style bungalow is quite simply jaw dropping! Located in Willow Ridge on a nicely landscaped 1.5 acre site. Over 2100 square feet on the main level with high end finishing throughout. The kitchen is the "Heart of the Home" and features include cherry wood cabinetry, quartz countertops, walk in pantry, garburator and so much more. The living room features a gas fireplace. The regal master suite features a "Soak" steam shower, double vanities, a soaker tub and a large WIC. A second bedroom and main floor laundry complete the main floor. The basement is fully developed and features in floor heating, 2 more spacious bedrooms, a 3 piece bathroom and a huge family room, perfect for hosting friends and family! The oversized 3 car garage is heated and floor drains. The 2000 square foot shop is heated and features 2-14 foot doors and is perfect for all the trucks and toys. Make this home yours and be the envy of most! Opportunity awaits....

Built in 2012

## **Essential Information**

MLS® #                      E4427576



Price	\$879,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,123
Acres	1.51
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#610 46424 Township Road 611
Area	Rural Bonnyville M.D.
Subdivision	Willow Ridge_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H2

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Front Porch, Vaulted Ceiling, Vinyl Windows
Parking Spaces	10

### 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	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	130
Zoning	Zone 60

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Listing information last updated on August 3rd, 2025 at 10:17am MDT