

\$444,900 - 61517 Rge Rd 455, Rural Bonnyville M.D.

MLS® #E4432120

\$444,900

3 Bedroom, 2.00 Bathroom, 1,452 sqft

Rural on 5.00 Acres

None, Rural Bonnyville M.D., AB

Character & Comfort! Charming 1 1/2 storey home located just 5 km north of Bonnyville! Renovated, modern kitchen w/ eat-at island, bay window & walk-in pantry. Dining area w/ hardwood floors & garden doors that lead onto a wrap-around veranda. Large living room addition has vaulted ceiling, plenty of windows & roughed-in for wood stove. 2 bdrms & 2 baths on main level including an oversized primary w/ parquet flooring, double closets & a 3-pc ensuite w/ clawfoot tub. Convenient main floor laundry. Upper level (not included in the square footage) offers an office & bedroom w/ large closet & built-in window seat. Partial undeveloped basement is great for storage or future development. Upgrades completed in the last 5 years include paint, water softener, pressure tank, well pump, hot water tank, appliances & shingles. Landscaped 5 acres w/ mature trees, fencing, firepit & garden area. Older outbuildings include a workshop w/ power & gas hookup & powered barn w/ loft & waterer. Designed to Delight!

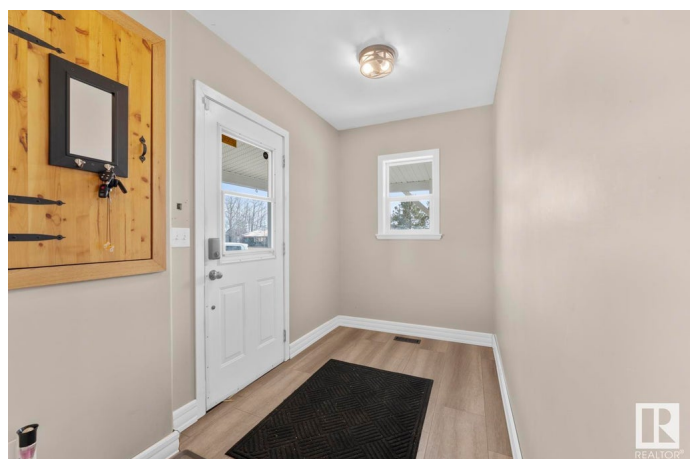
Built in 1960

Essential Information

MLS® # E4432120

Price \$444,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,452
Acres	5.00
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	61517 Rge Rd 455
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Crawl Space, Front Porch, Vaulted Ceiling, Workshop
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Landscaped, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	Zone 60

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Listing information last updated on May 1st, 2025 at 11:32am MDT