

Courtesy Of Petrina Tapscott Of Panache Realty Ltd.

\$615,000 - 62013 Range Road 454, Rural Bonnyville M.D.

MLS® #E4433868

\$615,000

5 Bedroom, 3.50 Bathroom, 2,527 sqft

Rural on 71.75 Acres

None, Rural Bonnyville M.D., AB

Welcome to your COUNTRY HOUSE!

Boasting over 5000 sq ft of LIVING space, a 2400 sq ft SHOP, and 71 acres of LAND, this property is sure to please anyone looking for the perfect country setting only a few minutes north of Bonnyville. Tons of counter space in kitchen, bright dining and living room areas. HUGE primary bedroom with flex area plus 3 more bedrooms on main floor with 5th bedroom in basement. Large 4 pc Ensuite, 2 full bathrooms and a powder room off back entry from the attached garage. Large rec room area with pool table and accessories in the fully finished basement. Good storage and cold room to keep your garden vegetables and canning over the winter. One side of the shop has radiant heat and features a 2 pc bathroom. The other side is ideal for cold storage or housing animals. This is the quintessential property for anyone looking to create their very own hobby farm. There is fencing and cross fencing, a large garden plot, beautiful mature trees and a large slough that borders the property.

Built in 2003

Essential Information

MLS® #

E4433868



Price	\$615,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,527
Acres	71.75
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	62013 Range Road 454
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Deck
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Lake View, Landscaped, Private Setting, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed May 1st, 2025
Days on Market 39
Zoning Zone 60

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