

## **\$799,900 - 44426 Twp Rd 595a, Rural Bonnyville M.D.**

MLS® #E4435737

**\$799,900**

5 Bedroom, 4.00 Bathroom, 1,904 sqft

Rural on 10.00 Acres

None, Rural Bonnyville M.D., AB

Simply Sensational! Custom 1,900 sq ft bungalow on 10 acres blends luxury w/ functionality. Open concept design features vaulted ceilings, vinyl plank flooring & quality finishes throughout. Chef's kitchen boasts rich knotty alder wood cabinets, quartz countertops, corner pantry, large eat at island & spacious dining. Garden door leads to a massive, composite covered back deck w/ gas BBQ hookup. 5 bdrms & 4 baths, including a primary suite w/ walk-in closet, deck door & 4pc ensuite w/ corner tub & double tiled shower. Extras: A/C, central vac, walk-in entry closet & main floor laundry! Fully developed walkout basement offers huge rec room, wood stove, office/flex room, in-floor heat & storage. Landscaped yard w/ covered front veranda, gravel patio, RV hookups, 2 hydrants & yard light. Att. triple heated garage w/ epoxy floors, 220V, hot/cold taps & dog pen PLUS a 40'x30' shop w/ 30'x30' lean-to ideal for RV parking. Close to Muriel Lake, sandy beaches, quadding trails, swimming & water sports. Be The Envy!

Built in 2016

### **Essential Information**

MLS® # E4435737

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,904                  |
| Acres          | 10.00                  |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 44426 Twp Rd 595a     |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2J6               |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Deck, Front Porch, R.V. Storage, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
|----------|---|

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Landscaped         |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed May 9th, 2025

Days on Market 30

Zoning Zone 60

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Listing information last updated on June 8th, 2025 at 10:32am MDT