

## **\$724,900 - #10 62101 Rr 421, Rural Bonnyville M.D.**

MLS® #E4436483

**\$724,900**

4 Bedroom, 3.00 Bathroom, 1,850 sqft

Rural on 1.49 Acres

River Ridge Estates\_MBON, Rural Bonnyville M.D., AB

This exquisite 1800 sft bungalow sits on 1.49 acres in beautiful Riverridge. Trees and more trees for privacy. Front composite covered deck w/ custom door. Grand front entrance w/ ceramic tile & plank flooring throughout. Open concept layout. Stunning 9' coffered ceiling, gas fireplace (slate tile), LED pot lights. The kitchen has cambria counters, custom cabinets w/ light up upper cabinets, under counter lighting, 2 garburators, MASSIVE middle island w/ prep sink, S/S appliances (gas range) and the best part.. walk through pantry from the double heated garage. Main floor laundry w/ custom dog washing station. 2 bedrooms on the this level w/ the primary housing a walk in closet & stunning ensuite bathroom (soaker tub, his/her sinks, heated tile floor & custom tile shower. Lower level is finished w/ 9' ceilings, 2 HUGE bedrooms, family room & 3 piece bathroom. Back covered no maintenance deck w/ glass panels, built in hot tub, play structure (lights up), indoor/outdoor speaker system, firepit & greenhouse. ICF basement, central vac.



Built in 2014

### **Essential Information**

MLS® # E4436483

Price \$724,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,850
Acres	1.49
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	#10 62101 Rr 421
Area	Rural Bonnyville M.D.
Subdivision	River Ridge Estates_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P5

### **Amenities**

Features	Ceiling 9 ft., Closet Organizers, Deck, Front Porch, R.V. Storage, Vinyl Windows
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, Shopping Nearby
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed May 14th, 2025

Days on Market 26

Zoning Zone 60

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Listing information last updated on June 9th, 2025 at 8:02am MDT