

# **\$550,000 - 6 61212 Range Road 463, Rural Bonnyville M.D.**

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MLS® #E4441230

**\$550,000**

2 Bedroom, 2.50 Bathroom, 1,138 sqft

Rural on 0.33 Acres

None, Rural Bonnyville M.D., AB

Priceless endless sunset views on lakefront  
Moose just 5 min from Bonnyville. Custom built  
hillside bungalow maximizing the flowing  
sunshine in with all the windows and open  
concept layout. Kitchen has that centralize  
working island surrounded by plenty of quality  
cabinets and even more pantry storage at the  
entry closets / laundry on way to attached  
heated double garage. One bedroom with 2 pc  
ensuite on main and a huge spa bathroom  
with claw foot tub & shower. All on one level!  
Going on down to the lower level, again  
numerous windows to capture all that natural  
light and view of the water and mature trees to  
the west. Custom entertainment wall.  
Upgrades: shingle 2020, HE furnace, water  
pump& hot water on demand 2021, cistern in  
garage 2025

Built in 2002

## **Essential Information**

MLS® #	E4441230
Price	\$550,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,138
Acres	0.33
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	6 61212 Range Road 463
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

### Amenities

Features	Deck, Dog Run-Fenced In, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, Vacuum System-Roughed-In, HRV System
Parking Spaces	6

### 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	Backs Onto Lake, Beach Access, Boating, Hillside, Lake Access Property, Lake View, Landscaped, Treed Lot, Waterfront Property, Partially Fenced
Lot Description	84x 107 x90 x 107 ft
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed June 6th, 2025  
Days on Market 60  
Zoning Zone 60



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Listing information last updated on August 5th, 2025 at 2:47pm MDT