

# **\$599,900 - 62019 Range Road 421, Rural Bonnyville M.D.**

MLS® #E4446836

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,404 sqft

Rural on 3.60 Acres

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

A custom-built original owner home, ideally located on 3.6 acres just a 10-minute drive from Cold Lake. As you enter, you have inviting hardwood floors that flow through the main level. The spacious living room features vaulted ceilings while seamlessly connecting to the open-concept dining and kitchen area. The kitchen showcases stunning hickory cabinets and eat up area. The main floor provides practical living with three comfortable bedrooms, including a primary suite with a 4-piece ensuite, plus a second 4-piece bathroom. The walkout basement is a bright and welcoming space, offering incredible versatility with a second kitchen, an additional bedroom, a dedicated office, a 3-piece bathroom, and a laundry area. There's in-floor heating throughout the basement, along with central air conditioning and efficient double-pane windows for the entire home. There's also an attached two-car garage, complemented by a detached triple-car garage, perfect for all your recreational toys and equipment.

Built in 2007

## **Essential Information**



MLS® #	E4446836
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,404
Acres	3.60
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	62019 Range Road 421
Area	Rural Bonnyville M.D.
Subdivision	River Ridge Estates_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### Amenities

Features	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Vaulted Ceiling, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Hillside, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 9th, 2025

Days on Market 25

Zoning Zone 60

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