

\$525,000 - 63005 Range Road 412, Rural Bonnyville M.D.

MLS® #E4463922

\$525,000

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Rural on 2.67 Acres

None, Rural Bonnyville M.D., AB

Tucked away at the end of a private drive in an established rural community, this beautifully updated home sits on 2.64 treed acres.

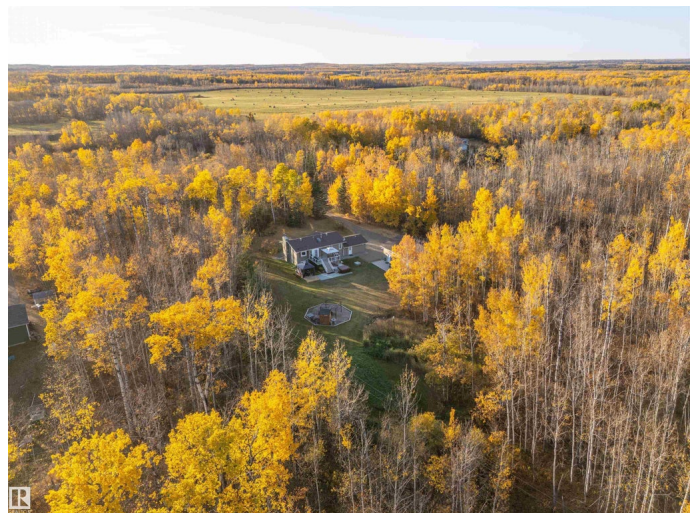
You™ll be welcomed by a 32'™x40'™ heated detached shop with a 10'™ overhead door and an additional single bay door. The 4-bedroom, 2-bathroom home features a double attached garage that's fully finished with epoxy flooring, overhead heat, and convenient direct access to the basement mudroom. Inside, the home shines with extensive renovations, including vinyl windows, siding, soffit, fascia, and exterior doors, along with updated flooring, lighting, and beautifully renovated bathrooms. Not to mention, two wood-burning fireplaces. Step outside onto the expansive deck with glass panels and take in the peaceful surroundings. There's even a gardening station, a relaxation platform deck, and a concrete pad ready for a hot tub. Whether you're into sledding, hunting, skiing at Kinosoo Ridge, or fishing at French Bay, adventure is never far from home. Just 6 minutes to Cold Lake!

Built in 1992

Essential Information

MLS® #

E4463922



Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	2.67
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	63005 Range Road 412
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

Amenities

Features	Air Conditioner, Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks
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Interior

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, Landscaped, Private Setting, Ski Hill Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed October 29th, 2025

Days on Market 2

Zoning Zone 60

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Listing information last updated on October 31st, 2025 at 3:32am MDT