

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

# **\$1,399,000 - 27 46511 Township Road 611, Rural Bonnyville M.D.**

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MLS® #E4431159

**\$1,399,000**

4 Bedroom, 2.50 Bathroom, 1,804 sqft

Rural on 1.05 Acres

Chateau Estates, Rural Bonnyville M.D., AB

Excite your senses!! This custom built walk out bungalow has received a complete re-make and transformation! The most discriminating buyer will be impressed. The substantial re model includes a majestic screened in porch complete with sun space windows, heat, gas hookups and ventilation. The kitchen is the heart of the home and will be revered by all. State of the art appliance package, stone counter tops and ultra modern cabinetry, it's all simply stunning! The primary suite features a regal 5 pce ensuite and spacious closet areas. The basement features a wet bar and a glassed in wine cellar. 2 more bedrooms and a 4 pce bathroom complete the walkout design. Step out into another screened porch complete with hot tub and seating. Jaw dropping views of the "Mighty Moose" lake are on display from most rooms in the house. A beautiful landscaped yard frames this gorgeous home. The 30x60 shop is tinned and heated and features a bathroom and mezzanine area for guests. Lake Life...nothing like it!

Built in 2000

## **Essential Information**

MLS® #

E4431159



|                |                        |
|----------------|------------------------|
| Price          | \$1,399,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,804                  |
| Acres          | 1.05                   |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 27 46511 Township Road 611 |
| Area        | Rural Bonnyville M.D.      |
| Subdivision | Chateau Estates            |
| City        | Rural Bonnyville M.D.      |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T9N 0H2                    |

### Amenities

|                |  |
|----------------|--|
| Features       | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, No Smoking Home, R.V. Storage, Sprinkler Sys-Underground, Sunroom, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 10   |

### 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, Fenced, Golf Nearby, Lake View, Landscaped, Playground Nearby, Sloping Lot, Waterfront Property |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 113              |
| Zoning         | Zone 65          |

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Listing information last updated on August 7th, 2025 at 5:47am MDT