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

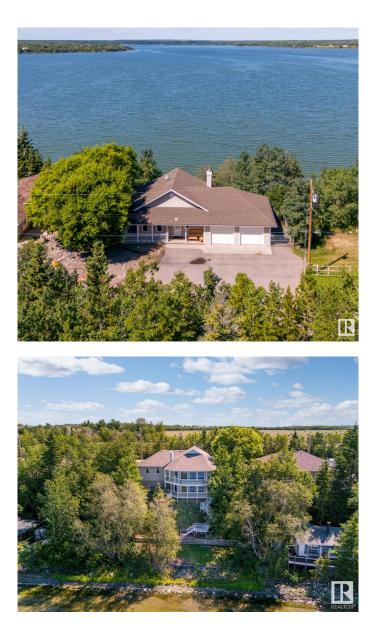
MLS® #E4441230

\$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
Туре	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	k, Dog F	Run-Fenced	In, Hot	Water Inst	ant, Hot W	later 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	21
Zoning	Zone 60



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Listing information last updated on June 27th, 2025 at 3:47am MDT