

## **\$455,000 - 61513 Rge Rd 413, Rural Bonnyville M.D.**

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MLS® #E4443773

**\$455,000**

4 Bedroom, 3.00 Bathroom, 2,534 sqft

Rural on 5.00 Acres

None, Rural Bonnyville M.D., AB

Nestled on 5 private acres just south of Cherry Grove, this spacious 2533 sq ft home offers open space, country charm, and a large covered front porch to enjoy nature. Featuring hardwood floors, custom maple wood cabinets and a large walk-in pantry in the kitchen, and two large upstairs bedrooms plus a generous primary suite with walk-in closet and ensuite. The 1373 sqft basement includes a huge family room with 9' ceilings, a massive bedroom, a finished 4-pc bathroom, and a laundry area. A 6'2" crawl space (1160 sqft) with a window provides excellent storage or hobby space (not legal height). The detached double garage can be heated with the wood stove. Some finishing of the home is still needed: the ensuite has a jetted soaker tub installed, vanity, and toilet (not yet installed), with room for a large shower. Kitchen countertops are temporary and ready for your final touch. Move right in and take your time with the final projects. A great opportunity to add value and personalize your dream acreage.



Built in 2010

### **Essential Information**

MLS® #                      E4443773

Price                        \$455,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,534
Acres	5.00
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61513 Rge Rd 413
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0T0

### Amenities

Features	Ceiling 9 ft., Front Porch, Hot Water Natural Gas, Parking-Extra, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Level Land, Private Setting, Ski Hill Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter, Insulated Concrete Form

### Additional Information

Date Listed June 20th, 2025

Days on Market 4

Zoning Zone 60

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Listing information last updated on June 24th, 2025 at 8:47am MDT