

# **\$750,000 - 45220 Township Road 631, Rural Bonnyville M.D.**

MLS® #E4443794

**\$750,000**

5 Bedroom, 3.00 Bathroom, 1,649 sqft

Rural on 11.98 Acres

Lessard, Rural Bonnyville M.D., AB

This stunning 12 acre property with a 1650 square foot 5 bedroom 3 bath home, a 1600 sft tin shop with 12' ceilings, 10X12 garage doors, hot/cold taps & a 1296 sft horse barn w/10' ceilings, 4' door opening for horses, tack room, saddle racks & exhaust system. Both the shop and barn have power, gas & water hooked up and there is a 432 sft attached lean-to. The home has a beautiful wrap around deck with a spacious patio space or enjoy the front south facing sun. Open concept layout with vaulted ceiling, picturesque windows, wood fireplace, A/C & NEW vinyl plank flooring (2021). Cream kitchen cabinetry w/pantry, middle eat up island, S/S appliances & adjacent dining room. The primary has a walk in closet w/ a 4 piece ensuite bathroom (jetted tub & shower). One more bedroom on this floor with laundry & 4 piece bathroom. The lower level has a walkout, wood stove, 3 more bedrooms, 3 piece bathroom and built in bar area for entertaining. The property has 1000 ft of wood fencing, a horse shelter & 2 auto waterers. A show stopper!

Built in 2006

## **Essential Information**

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Price	\$750,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,649
Acres	11.98
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	45220 Township Road 631
Area	Rural Bonnyville M.D.
Subdivision	Lessard
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P3

### Amenities

Features	Air Conditioner, Deck, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
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, Fruit Trees/Shrubs, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 22nd, 2025

Days on Market 2

Zoning Zone 60

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Listing information last updated on June 23rd, 2025 at 10:17pm MDT