

# **\$575,000 - 61207 Range Road 491, Rural Bonnyville M.D.**

MLS® #E4445428

**\$575,000**

4 Bedroom, 2.00 Bathroom, 2,569 sqft

Rural on 15.00 Acres

None, Rural Bonnyville M.D., AB

A private enchanted forest awaits, along with all the comforts & luxuries of a country style home, while only 10 min from all the amenities you could need in the village of Glendon. This massive 2,569 sqft bungalow hides back from the road and is completely enclosed by towering trees on 15 acres of low maintenance land, with 3 established quad trails throughout. A majestic winding driveway opens to a view of the home with double attached garage, as the shop with adjoining greenhouse awaits beyond. Inside, you'll discover an open concept floor plan where loads of cupboards & counter space of the kitchen meets the spacious dining area with access to the covered front porch. A sunken living room accented by stone-faced fireplace offers scenic vistas of your sanctuary. Private quarters consist of 4 bedrooms including the primary with a cheater door to the 3pc bath with freestanding tub. At the other end there's a massive rec room, 2nd bathroom & huge laundry/mud room. The well water is amazing & lots of it!

Built in 1987

## **Essential Information**

MLS® #

E4445428



Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,569
Acres	15.00
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61207 Range Road 491
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 1P0

### Amenities

Features	Off Street Parking, Deck, Detectors Smoke, Front Porch, Greenhouse, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Skylight, Vinyl Windows, Workshop
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Not Fenced, Picnic Area, Private Setting, Subdividable Lot, Treed Lot
Construction	Wood

Foundation                      Slab

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                1

Zoning                            Zone 60

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Listing information last updated on July 3rd, 2025 at 3:48pm MDT