\$1,025,000 - 33 65311 Rr 420, Rural Bonnyville M.D.

MLS® #E4410123

\$1,025,000

4 Bedroom, 3.00 Bathroom, 2,264 sqft Rural on 1.05 Acres

Birch Ridge Estates, Rural Bonnyville M.D., AB

Lakefront Paradise! This incredible property is a rare find, just 100 feet from the water! This bungalow features a convenient walk-out design and offers over 2,250 sqft on each level. The home is adorned with ceramic tile and hardwood flooring, complemented by in-floor. You'll find four spacious bedrooms, including a grand primary suite with an beautiful ensuite. Both the kitchen and dining areas are generously sized. Enjoy stunning lake views through the tall windows spanning the kitchen, dining, and living rooms. Step outside through the double doors to the expansive 28' x 38' deck, or down to the 38' x 50' aggregate concrete pad, which includes a fire pit and cozy sitting area. The heated garage features a workbench, full fridge, and plenty of storage for tools and accessories. Additionally, there's a charming 10' x 12' guest cabin and a separate quad shed with an overhead door. Your dream home awaits you on the shores of Cold Lake - where you will be met with peace, tranquility and privacy

Built in 2002

Essential Information

MLS® # E4410123 Price \$1,025,000







Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,264

Acres 1.05

Year Built 2002

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 33 65311 Rr 420

Area Rural Bonnyville M.D.

Subdivision Birch Ridge Estates

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9M 0P2

Amenities

Features Deck, Detectors Smoke, Fire Pit, Guest Suite, Hot Tub, Hot Water

Natural Gas, Lake Privileges, No Smoking Home, Parking-Plug-Ins,

Parking-Visitor, Storage-In-Suite, Vinyl Windows, Walkout Basement

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Beach Access, Boating, Lake Access Property, Lake View, Landscaped,

Low Maintenance Landscape, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed October 11th, 2024

Days on Market 389

Zoning Zone 60

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