

# \$429,000 - 60106 Rge Rd 460a, Rural Bonnyville M.D.

MLS® #E4421914

## \$429,000

1 Bedroom, 1.50 Bathroom, 812 sqft  
Rural on 5.29 Acres

Gurneyville, Rural Bonnyville M.D., AB

Your private oasis awaits! This custom built home built in 2022 features all the rustic charm but with the upgraded quality that one would expect. From the moment you walk in you will be amazed with the spacious floorplan. The high vaulted ceilings add to the open concept. Custom built barn doors, tiled walkin shower, beautiful high end vinyl plank flooring. Under slab heating throughout. All this situated on 5.29 acres and over 525 ft. of shoreline. Enjoy beautiful summer sunsets from the large firepit area. Low maintenance landscaping includes fashionable rock garden, complete with your own inukshuk. Property includes a freshly built trapper's cabin that adds to the ambiance along with all the wildlife that come to visit. All this and only ten minutes from town.

Built in 2022

### Essential Information

MLS® #	E4421914
Price	\$429,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	812
Acres	5.29



Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	60106 Rge Rd 460a
Area	Rural Bonnyville M.D.
Subdivision	Gurneyville
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### Amenities

Features	Fire Pit, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Vinyl Windows
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### Interior

Heating	In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Lake Access Property, Low Maintenance Landscape, Private Setting, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	February 18th, 2025
Days on Market	81
Zoning	Zone 60

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Listing information last updated on May 10th, 2025 at 9:31am MDT