

## **\$774,900 - 46511 Twp Rd 611, Rural Bonnyville M.D.**

MLS® #E4425355

**\$774,900**

5 Bedroom, 3.50 Bathroom, 1,850 sqft

Rural on 1.06 Acres

Chateau Estates, Rural Bonnyville M.D., AB

Live the 'Lake Life' in style w/ this elegant 1850 sq.ft. home. Located in the prestigious Chateau Estates sub. by Moose Lake. Custom built bi-level has been extensively renovated inside & out! Fall in love w/ large foyer & main living area w/ vaulted ceiling & hardwood/ceramic floors. Livingroom features a stone faced gas fireplace & bay window. Chef inspired kitchen w/ ample dark rich cabinets, pantry, quartz countertops, R/O & eat at island. Dining space has BI hutch w/ wine cooler & office has glass french doors & deck access. Sunroom offers a lake view from every angle & door leads onto the back multilevel deck. 5 bdrms + 4 baths including a luxurious master suite w/ walk in closet & 4 pc ensuite w/ huge corner jetted tub, stand up shower & heated floors. Fully developed walk up basement includes great sized rec room, bar, laundry & underslab heat. Nicely landscaped & fenced 1 acre lot w/ firepit, paved driveway & amazing lake views. Triple heated garage w/ bathroom & double detach. Vacation at Home!

Built in 2002

### **Essential Information**

MLS® # E4425355

Price \$774,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,850
Acres	1.06
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	46511 Twp Rd 611
Area	Rural Bonnyville M.D.
Subdivision	Chateau Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J1

### **Amenities**

Features	Air Conditioner, Ceiling 10 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Sunroom, Vaulted Ceiling, Vinyl Windows, Walk-up Basement
----------	---

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Fenced, Lake View, Landscaped, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 10th, 2025

Days on Market                56

Zoning                            Zone 65

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 5th, 2025 at 2:47pm MDT