

## **\$855,900 - #24 63220 Rge Rd 433, Rural Bonnyville M.D.**

MLS® #E4430697

**\$855,900**

5 Bedroom, 3.50 Bathroom, 3,375 sqft

Rural on 2.77 Acres

Riverhurst, Rural Bonnyville M.D., AB

When country meets class the result is this stunning home, located in one of the area's most prestigious country subdivisions. This home will WOW you at every turn with all of the refined upgrades and over 6000 sq/ft of living space. The main floor offers a dream kitchen with banks of beautiful cabinetry and endless Cambria countertops. The open floorplan opens to the main living room with custom ceiling details and a beautiful fireplace, as well as the cozier family room with access to the expansive covered deck overlooking the acreage. The primary bedroom will entice you with its custom closets and elegant ensuite. The upper level offers 2 large bedrooms and a Jack & Jill bathroom. The lower level with a walkout is nothing short of impressive, featuring a sprawling family room, two additional bedrooms, and a spacious office. The theater room and bonus room await your finishing. The home is located in an upscale community only 13 km from Cold lake with quick access to the oil patch

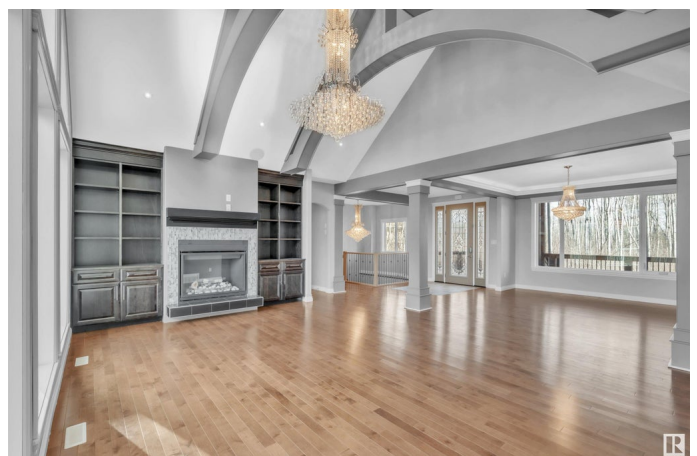
Built in 2013

### **Essential Information**

MLS® # E4430697

Price \$855,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,375                  |
| Acres          | 2.77                   |
| Year Built     | 2013                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #24 63220 Rge Rd 433  |
| Area        | Rural Bonnyville M.D. |
| Subdivision | Riverhurst            |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9M 1P2               |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup |
|----------|---|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                        |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 13th, 2025 |
|-------------|------------------|

Days on Market 127

Zoning Zone 60

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Listing information last updated on August 18th, 2025 at 12:32am MDT