

## **\$787,000 - 59528 Rr485, Rural Bonnyville M.D.**

MLS® #E4434493

**\$787,000**

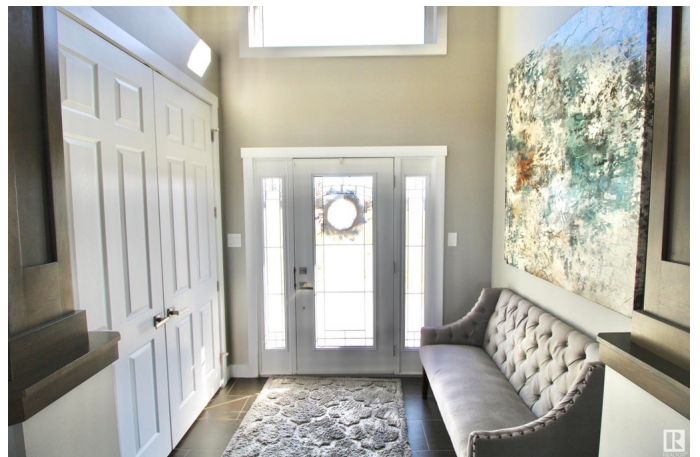
3 Bedroom, 2.50 Bathroom, 1,745 sqft

Rural on 19.77 Acres

None, Rural Bonnyville M.D., AB

Country Living with Modern Comfort

Beautifully maintained 3-bedroom home situated on 19.77 acres. The open-concept kitchen includes quartz countertops, a spacious walk-in pantry, and a central island with a built-in gas cooktop and seating, perfect for cooking and entertaining. Escape to the large primary bedroom with a 5-piece ensuite with double sinks, a soaker tub, and separate shower. This property also features an oversized double attached garage with in-floor heat, custom storage system and a convenient pet wash station. Outside enjoy the 50x75 heated shop with in floor heat, 200 amp power for welding, 16 ft doors, upper mezzanine, storage space, laundry room, and a bathroom perfect for equipment and off road toys. More outdoor features include a large children's playground, large fenced area with a water bowl, and plenty of space for recreation or hobby farming. A rare combination of quality home, functional outbuildings, and usable land—ideal for families or acreage enthusiasts



Built in 2016

### **Essential Information**

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Price \$787,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,745
Acres	19.77
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59528 Rr485
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J7

### Amenities

Features	Air Conditioner, Closet Organizers, Detectors Smoke, Fire Pit, No Smoking Home, R.V. Storage, Natural Gas Stove Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, No Through Road, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 5th, 2025

Days on Market 7

Zoning Zone 60

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Listing information last updated on May 12th, 2025 at 5:32am MDT