

## **\$899,900 - 61314 Rg Rd 463, Rural Bonnyville M.D.**

MLS® #E4435380

**\$899,900**

5 Bedroom, 4.50 Bathroom, 4,510 sqft

Rural on 1.62 Acres

Northshore Heights, Rural Bonnyville M.D., AB

Nestled among towering evergreens on a private 1.62-acre lot near Moose Lake, this stunning custom-built home offers over 4,500 sq ft of luxury living. With 5 bedrooms, 5 bathrooms, and vaulted ceilings with timber beams, it blends rustic charm with refined elegance. The open-concept main floor features a gas fireplace, 10'™ ceilings, and a gourmet kitchen with induction cooktop, oversized fridge/freezer, and walk-through butler's pantry. The master suite is a peaceful retreat with spa-like ensuite, rock accent wall, and walk-in closet. A home office, craft room, and four-season sunroom with wood stove add versatility and comfort. Ideal for multigenerational living, the home includes a fully self-contained guest/nanny suite with private entry, kitchenette, and laundry. Enjoy in-floor heating, a heated triple garage, stamped concrete fire pit, and underground sprinklers. A rare blend of luxury, privacy, and natural beauty—this one must be seen!

Built in 2012

### **Essential Information**

MLS® #	E4435380
Price	\$899,900
Bedrooms	5
Bathrooms	4.50



Full Baths	4
Half Baths	1
Square Footage	4,510
Acres	1.62
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	61314 Rg Rd 463
Area	Rural Bonnyville M.D.
Subdivision	Northshore Heights
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G8

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Front Porch, Guest Suite, Hot Water Natural Gas, Parking-Visitor, R.V. Storage, Vaulted Ceiling, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Hillside, Lake Access Property, Landscaped, No Back Lane, Playground Nearby, Private Setting
Construction	Wood
Foundation	Concrete Perimeter, Insulated Concrete Form

### Additional Information

Date Listed	May 8th, 2025
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Days on Market 2

Zoning Zone 65

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Listing information last updated on May 10th, 2025 at 2:02pm MDT