

\$799,900 - 44426 Twp Rd 595a, Rural Bonnyville M.D.

MLS® #E4435737

\$799,900

5 Bedroom, 4.00 Bathroom, 1,904 sqft

Rural on 10.00 Acres

None, Rural Bonnyville M.D., AB

Simply Sensational! Custom 1,900 sq ft bungalow on 10 acres blends luxury w/ functionality. Open concept design features vaulted ceilings, vinyl plank flooring & quality finishes throughout. Chef's kitchen boasts rich knotty alder wood cabinets, quartz countertops, corner pantry, large eat at island & spacious dining. Garden door leads to a massive, composite covered back deck w/ gas BBQ hookup. 5 bdrms & 4 baths, including a primary suite w/ walk-in closet, deck door & 4pc ensuite w/ corner tub & double tiled shower. Extras: A/C, central vac, walk-in entry closet & main floor laundry! Fully developed walkout basement offers huge rec room, wood stove, office/flex room, in-floor heat & storage. Landscaped yard w/ covered front veranda, gravel patio, RV hookups, 2 hydrants & yard light. Att. triple heated garage w/ epoxy floors, 220V, hot/cold taps & dog pen PLUS a 40'x30' shop w/ 30'x30' lean-to ideal for RV parking. Close to Muriel Lake, sandy beaches, quadding trails, swimming & water sports. Be The Envy!

Built in 2016

Essential Information

MLS® # E4435737

Price \$799,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,904
Acres	10.00
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	44426 Twp Rd 595a
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Air Conditioner, Deck, Front Porch, R.V. Storage, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
----------	---

Interior

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

Exterior

Exterior	Wood
Exterior Features	Landscaped
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed May 9th, 2025

Days on Market 78

Zoning Zone 60

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 July 25th, 2025 at 10:32pm MDT