

Courtesy Of Brenda L Haney Of Panache Realty Ltd.

# **\$645,000 - 25 61212 Range Road 463, Rural Bonnyville M.D.**

MLS® #E4441368

**\$645,000**

3 Bedroom, 2.50 Bathroom, 1,300 sqft

Rural on 0.25 Acres

Sunset Beach\_MBON, Rural Bonnyville M.D.,  
AB

Million dollar views for hundreds of thousands less!! This custom designed walk out bungalow takes advantage of gorgeous southwest views. The open design allows you to enjoy great sight lines from most areas of the home. The dining area and primary bedroom both offer access to a large maintenance free deck. A 4 piece ensuite completes the spacious bedroom. Main floor laundry and another 2 piece bathroom complete the main floor design. The walk out basement features in floor heat system ensuring comfort year round. The spacious family room opens up to a fully screened in porch area with easy access down to the water. 2 more bedrooms and a 3 piece bath complete the basement layout. A double attached heated garage is a great compliment to this darling of a home! The yard is professionally landscaped with desert landscaping, a fire pit area near the water and is all very low maintenance. Lake life on the "Mighty Moose"... nothing like it!!

Built in 1995

## **Essential Information**

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Price	\$645,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.25
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	25 61212 Range Road 463
Area	Rural Bonnyville M.D.
Subdivision	Sunset Beach_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G4

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Sunroom, Vaulted Ceiling, Vinyl Windows, Walkout Basement
Parking Spaces	6

### 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, Beach Access, Boating, Fruit Trees/Shrubs, Golf

Nearby, Lake Access Property, Low Maintenance Landscape, Sloping Lot, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 9th, 2025

Days on Market 30

Zoning Zone 65

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Listing information last updated on July 9th, 2025 at 8:17am MDT