

Courtesy Of Gina Lapointe Of Panache Realty Ltd.

# **\$799,900 - 61309 Range Road 455, Rural Bonnyville M.D.**

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MLS® #E4447802

**\$799,900**

5 Bedroom, 3.50 Bathroom, 1,806 sqft

Rural on 4.67 Acres

None, Rural Bonnyville M.D., AB

Discover country living at its finest with this charming ranch-style bungalow nestled on 4.67 acres of professionally landscaped paradise. This 1806 SQ F home features 5 bedrooms and 4 bathrooms, showcasing elegant hardwood and slate flooring throughout the main level. The heart of the home boasts a spacious open kitchen perfect for culinary adventures, complemented by an entertainer's dream dining area and a generous 13x16 primary bedroom. Stay comfortable year-round with A/C and central vac, plus convenient main floor laundry. The developed lower level offers two additional bedrooms, an office, and a four-piece bathroom with swirl pool tub, plus a large family room. The outdoor space truly shines with raised garden beds, a cozy fire pit area, tranquil fish ponds, stunning rock gardens, and an adorable greenhouse. A 26x32 attached garage provides ample storage, while the impressive 50x75 shop with 3 - 14ft doors, radiant heating and a bathroom is perfect for your business venture!

Built in 1996

## **Essential Information**

MLS® #

E4447802



Price	\$799,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,806
Acres	4.67
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61309 Range Road 455
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, Detectors Smoke, Fire Pit, Front Porch, Greenhouse, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Vinyl Windows, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed July 14th, 2025  
Days on Market 6  
Zoning Zone 60



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Listing information last updated on July 20th, 2025 at 12:47pm MDT