

# **\$399,900 - #402 46410 Twp Rd 610, Rural Bonnyville M.d.**

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MLS® #E4435779

**\$399,900**

3 Bedroom, 3.00 Bathroom, 2,245 sqft  
Single Family on 0.59 Acres

Fontaine Subdivision, Rural Bonnyville M.d.,  
Alberta

Warm & Welcoming in Fontaine Subdivision, Moose Lake! This 2200 sq.ft. bungalow has everything you need! Large windows, open concept design & cedar vaulted ceiling w/ wood beam accents! Charming kitchen offers plenty of red oak cabinetry, large island w/ power, pantry & stainless steel appliances including 2 ovens. Cozy sunken living room w/ wood stove + an additional sunken family room w/ wet bar. Main floor laundry, A/C & central vac. 3 bdrms & 3 baths including a primary w/ 3 pc ensuite. Partial basement is ready to be developed or perfect for storage. Upgrades throughout the years include furnace, shingles, water conditioning equipment, well pump, septic pump, windows, siding w/ added insulation, laundry room, main bath, vinyl plank flooring & some paint. Attached dbl heated garage w/ paved driveway & workshop w/ roll up door. Beautifully landscaped yard w/ mature trees, fountain, yard light & shed. .59 acre lot close to lake public access & across from walking trail. Relax & Stay! (id:6289)

Built in 1983

## **Essential Information**

|                  |                  |
|------------------|------------------|
| <b>Listing #</b> | <b>E4435779</b>  |
| <b>Price</b>     | <b>\$399,900</b> |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,245         |
| Acres          | 0.59          |
| Year Built     | 1983          |
| Type           | Single Family |
| Style          | Bungalow      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #402 46410 Twp Rd 610 |
| Subdivision | Fontaine Subdivision  |
| City        | Rural Bonnyville M.d. |
| Province    | Alberta               |
| Postal Code | T9N2J1                |

## Amenities

|              |                                              |
|--------------|----------------------------------------------|
| Amenities    | Vinyl Windows                                |
| Features     | Corner Site, See remarks, Flat site, Wet bar |
| Parking      | Attached Garage, Heated Garage               |
| # of Garages | 1                                            |

## Interior

|              |                                                                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Oven - Built-In, Refrigerator, Storage Shed, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                                                                  |
| Cooling      | Central air conditioning                                                                                                                                    |
| Fireplace    | Yes                                                                                                                                                         |
| Fireplaces   | Wood                                                                                                                                                        |
| # of Stories | 1                                                                                                                                                           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX Bonnyville Realty |
|----------------|--------------------------|



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