

# **\$725,000 - #16 63220 Rge Rd 433, Rural Bonnyville M.d.**

MLS® #E4457797

**\$725,000**

4 Bedroom, 3.00 Bathroom, 3,003 sqft

Single Family on 2.52 Acres

Riverhurst, Rural Bonnyville M.d., Alberta

Looking for space inside and out, within a 10 minute drive to Cold Lake? Nestled on 2.52 ACRES with trees all around! This stunning family home with TRIPLE HEATED GARAGE boasts over 3,000 SQUARE FEET of developed living space, PLUS FULL BASEMENT with sooo much more development potential! Hardwood floors, vaulted ceiling and floor to ceiling rock faced gas fireplace and impressive mantel draw you in! Open concept with livingroom opening to dining (dining area with access to partially covered deck). CUSTOM CHEFS KITCHEN with granite, gas range, 2 ovens, built in microwave, pantry and prep+sit island! 3 bedrooms on main level w/ closet organizers & window shutters! Primary bedroom with vaulted ceilings, walk-in closet and high end finished ensuite (his+her sinks, tile and granite). MASSIVE BONUS ROOM with POOL TABLE INCLUDED! 4th bedroom & a full bathroom on bonus room level! Basement awaits development and is huge. Make it yours! Luxurious back deck SAUNA IS INCLUDED! A superb FAMILY HOME, PARK nearby too! (id:6289)

Built in 2015

## **Essential Information**

**Listing #** E4457797

**Price** \$725,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Square Footage | 3,003         |
| Acres          | 2.52          |
| Year Built     | 2015          |
| Type           | Single Family |
| Style          | Bungalow      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #16 63220 Rge Rd 433  |
| Subdivision | Riverhurst            |
| City        | Rural Bonnyville M.d. |
| Province    | Alberta               |
| Postal Code | T9M1P1                |

### Amenities

|              |                                                 |
|--------------|-------------------------------------------------|
| Amenities    | Playground, Vinyl Windows                       |
| Features     | Private setting, See remarks, Closet Organizers |
| Parking      | Attached Garage, Heated Garage                  |
| # of Garages | 1                                               |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener, Hood Fan, Oven - Built-In, Refrigerator, Stove, Washer, Window Coverings, See remarks |
| Heating      | Forced air, In Floor Heating                                                                                                 |
| Fireplace    | Yes                                                                                                                          |
| Fireplaces   | Gas                                                                                                                          |
| # of Stories | 1                                                                                                                            |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Century 21 Lakeland Real Estate |
|----------------|---------------------------------|



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Listing information last updated on October 21st, 2025 at 3:16pm PDT