

## **\$693,000 - 61314 Rr 463, Rural Bonnyville M.D.**

MLS® #E4415075

### **\$693,000**

4 Bedroom, 3.00 Bathroom, 1,795 sqft

Rural on 1.07 Acres

ShayCho Bay, Rural Bonnyville M.D., AB

Feel right at home when you walk into this 1759, sq/ft custom home. Located on the north side of Moose lake in ChayCho Bay, walking distance to the boat launch where you can enjoy all the lake activities. This beautiful home features 4 large bedrooms, office, 3 bathrooms, main floor laundry, hardwood flooring. The beautiful kitchen has two tone cabinetry, granite countertops, gas range, wall oven, walk through pantry and dining area. The living room features large windows for all the natural sunlight, with a gas fireplace. The walk out basement is nice and bright with a home theatre room, bar area, 2 large bedrooms with walk in closets, storage room. Attached triple heated garage for all your storage needs. Outside enjoy the low maintenance deck, glass railing overlooking the beautiful landscaped yard, fire pit area, raised garden beds! The list goes on.

Built in 2007

### **Essential Information**

MLS® #	E4415075
Price	\$693,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,795



Acres	1.07
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	61314 Rr 463
Area	Rural Bonnyville M.D.
Subdivision	ShayCho Bay
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H3

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Water Instant, R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Lake View, Landscaped, Low Maintenance Landscape, Sloping Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 2nd, 2024
Days on Market	102
Zoning	Zone 65

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Listing information last updated on March 14th, 2025 at 12:32am MDT