

Courtesy Of Gina Lapointe Of Panache Realty Ltd.

## **\$579,900 - 212 46424 Twp Rd 611, Rural Bonnyville M.D.**

MLS® #E4419630

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,588 sqft

Rural on 1.95 Acres

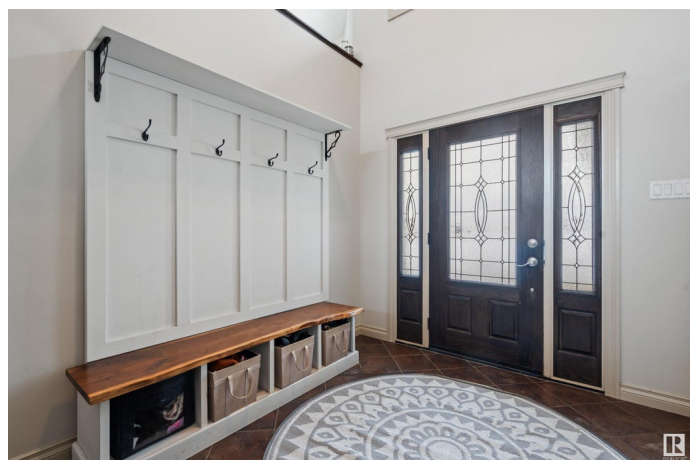
Willow Ridge\_MBON, Rural Bonnyville M.D.,  
AB

Welcome to your dream home in the sought-after Willow Ridge neighbourhood. This beautifully designed bilevel residence offers an impressive 1,588 square feet of thoughtfully arranged living space on a sprawling 1.95-acre lot. The home's open-concept layout features vaulted ceilings that create an airy, welcoming atmosphere throughout. The large kitchen showcases granite countertops, perfect for culinary enthusiasts and family gatherings. Boasting 4 bedrooms and 3 bathrooms and a flex room, this home provides ample space for family and guests. The outdoor entertainment area is a true highlight, featuring a custom rock bar, inviting fire pit, and charming pergola - ideal for hosting memorable gatherings. A triple car garage offers generous space for vehicles and storage. Located in a peaceful cul-de-sac, the property backs onto a soccer field and playground, providing the perfect balance of privacy and recreation.

Built in 2011

### **Essential Information**

MLS® #	E4419630
Price	\$579,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,588
Acres	1.95
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	212 46424 Twp Rd 611
Area	Rural Bonnyville M.D.
Subdivision	Willow Ridge_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 0H1

### **Amenities**

Features	Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Vinyl Windows
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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	Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Street Lighting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	84

## Zoning

## Zone 60

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Listing information last updated on April 23rd, 2025 at 10:32am MDT