

\$655,000 - 62530 Range Road 420a, Rural Bonnyville M.D.

MLS® #E4429246

\$655,000

6 Bedroom, 3.00 Bathroom, 1,600 sqft

Rural on 2.79 Acres

Fairway Estates_MBON, Rural Bonnyville M.D., AB

LOCATION! LOCATION!- 2.79 acres of Majestic Paradise awaits you, 5 minutes from Cold Lake & a minute from the golf course. This extensively upgraded home, featuring 6 bedrooms/3 baths, boasts a paved driveway, attached double garage, detached 624sqft shop (pellet stove & power), stamped concrete sidewalk, & a yard teeming w/ mature & fruit trees. The upgraded kitchen showcases custom cabinetry, a 9' eat-up stone island, soft-close drawers, S/S appliances (gas stove), & an R/O water system. Porcelain tile & laminate flow throughout the home. Enjoy year-round comfort with a gas fireplace & A/C. The main level hosts 3 bedrooms, including a primary suite w/ a renovated 4-piece ensuite & walk-in closet. The WALKOUT basement, w/ heated floors, offers a kitchenette/bar, 3-piece bathroom, 3 expansive bedrooms, laundry, & direct garage access. 2 rear decks, w/composite/wood & aluminum railings, all serviced by a private well. Upgrades include shingles-8 yrs, furnace-2014, mechanical room-10 yrs, septic tank-2023.

Built in 1996

Essential Information



MLS® #	E4429246
Price	\$655,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	2.79
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	62530 Range Road 420a
Area	Rural Bonnyville M.D.
Subdivision	Fairway Estates_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

Amenities

Features	Air Conditioner, Deck, Parking-Visitor, R.V. Storage, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Shopping Nearby, Treed Lot
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed April 4th, 2025

Days on Market 15

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:47pm MDT