

Courtesy Of Meaghan Orcutt Of Coldwell Banker Lifestyle

\$299,999 - 43205 Twp Rd 623, Rural Bonnyville M.D.

MLS® #E4418531

\$299,999

3 Bedroom, 2.00 Bathroom, 963 sqft

Rural on 3.41 Acres

Alexander, Rural Bonnyville M.D., AB

This charming 3-bedroom, 2-bathroom home offers the perfect blend of comfort and country living, situated on a spacious 3.41 acres. The home features a cozy, open-concept living area with laminate flooring and updated vinyl windows throughout, allowing an abundance of natural light. The kitchen boasts new vinyl tile and stainless steel appliances, and leads into a separate dining room. Upstairs, you'll find two generously sized bedrooms with newer carpet. The primary suite has been recently updated, and as you walk through your spacious closet, it leads into a spa-inspired bathroom. With an expansive backyard, there's plenty of room for outdoor activities, gardening, or simply enjoying the peace and tranquility of nature around a campfire. This home also includes a Generac generator, ensuring you'll never lose power on your piece of paradise. Additional updates include a new furnace (2024), cistern water pump (2024), washer and dryer (2023), paved driveway with recycled asphalt (2024), and shingles (2020)

Built in 1955

Essential Information

MLS® # E4418531

Price \$299,999



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	3.41
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	43205 Twp Rd 623
Area	Rural Bonnyville M.D.
Subdivision	Alexander
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

Amenities

Features	See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Paved Lane, Private Setting, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 18th, 2025
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Days on Market 54

Zoning Zone 60

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