

\$1,025,000 - 33 65311 Rr 420, Rural Bonnyville M.D.

MLS® #E4410123

\$1,025,000

4 Bedroom, 3.00 Bathroom, 2,264 sqft

Rural on 1.05 Acres

Birch Ridge Estates, Rural Bonnyville M.D.,
AB

Lakefront Paradise! This incredible property is a rare find, just 100 feet from the water! This bungalow features a convenient walk-out design and offers over 2,250 sqft on each level. The home is adorned with ceramic tile and hardwood flooring, complemented by in-floor. You'll find four spacious bedrooms, including a grand primary suite with an beautiful ensuite. Both the kitchen and dining areas are generously sized. Enjoy stunning lake views through the tall windows spanning the kitchen, dining, and living rooms. Step outside through the double doors to the expansive 28' x 38' deck, or down to the 38' x 50' aggregate concrete pad, which includes a fire pit and cozy sitting area. The heated garage features a workbench, full fridge, and plenty of storage for tools and accessories. Additionally, there's a charming 10' x 12' guest cabin and a separate quad shed with an overhead door. Your dream home awaits you on the shores of Cold Lake - where you will be met with peace, tranquility and privacy

Built in 2002

Essential Information

MLS® # E4410123

Price \$1,025,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,264 |
| Acres | 1.05 |
| Year Built | 2002 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 33 65311 Rr 420 |
| Area | Rural Bonnyville M.D. |
| Subdivision | Birch Ridge Estates |
| City | Rural Bonnyville M.D. |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 0P2 |

Amenities

| | |
|----------|--|
| Features | Deck, Detectors Smoke, Fire Pit, Guest Suite, Hot Tub, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Walkout Basement |
|----------|--|

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Beach Access, Boating, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Waterfront Property |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed October 11th, 2024

Days on Market 299

Zoning Zone 60

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Listing information last updated on August 6th, 2025 at 7:32pm MDT