

\$359,900 - 142 61209 Rg Rd 465, Rural Bonnyville M.D.

MLS® #E4424547

\$359,900

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Rural on 0.70 Acres

Birch Grove, Rural Bonnyville M.D., AB

This fantastic 4 bed, 2 bath, Birch Grove bi-level is waiting for you! Enjoy the private, almost 3/4 acre yard, boasting mature trees throughout, and along the perimeter. The main level offers a comfortable living room, 3 bedrooms, main bath, and bright, updated, kitchen with ample counter-space and moveable island. Downstairs features a large family room, wood burning stove, spacious laundry room that also doubles as extra storage space or overflow pantry, 4th bedroom, and second bath. Outside you will find multiple sheds, a ground level patio, a generously sized composite deck located off of the kitchen, that can easily accommodate an enclosed gazebo, while also providing open air seating alongside your BBQ, and the ultimate storage option, a 30x36 shop that is perfect for keeping the boat and toys after a day on Moose Lake!

Built in 1985

Essential Information

MLS® #	E4424547
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,012



Acres	0.70
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	142 61209 Rg Rd 465
Area	Rural Bonnyville M.D.
Subdivision	Birch Grove
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

Amenities

Features	Fire Pit, Front Porch, Hot Water Natural Gas
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Boating, Corner Lot, Flat Site, Golf Nearby, Lake Access Property
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed	March 7th, 2025
Days on Market	102
Zoning	Zone 65

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