

\$579,900 - 306 61305 Rg Rd 455, Rural Bonnyville M.D.

MLS® #E4440977

\$579,900

5 Bedroom, 3.00 Bathroom, 1,890 sqft

Rural on 1.75 Acres

Meadow View_MBON, Rural Bonnyville M.D.,
AB

Prime family living! This stunning 1888 sq/ft modified bi-level sits on a 1.75-acre lot in a newer subdivision just minutes from town. Featuring 5 bedrooms, 3 full baths, and an open-concept layout with soaring 10.5-ft ceilings, a stone fireplace, and a grand entryway, this home is both elegant and functional. The gourmet kitchen boasts granite countertops, stainless steel appliances, modern cabinets, a large pantry, and ample space for entertaining. Step out onto the 20' x 15' upper complete second additional ground level deck with privacy fence for ultimate relaxation. The primary suite offers a spa-like 5-piece ensuite and large walk-in closet. Additional highlights include main floor laundry, triple attached heated garage, alarm system, under-slab heat, and a gravel driveway with cement parking pad. The fully finished basement features 10-ft ceilings, 2 bedrooms, full bath, and a spacious family room. Bonus shed with lean-to for extra storage.

Built in 2011

Essential Information

MLS® # E4440977

Price \$579,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,890
Acres	1.75
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	306 61305 Rg Rd 455
Area	Rural Bonnyville M.D.
Subdivision	Meadow View_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H4

Amenities

Features	Ceiling 10 ft., Deck, Front Porch, Hot Water Natural Gas, Parking-Extra, R.V. Storage
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, No Through Road
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 6th, 2025

Days on Market 11

Zoning Zone 60

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Listing information last updated on June 17th, 2025 at 6:02am MDT