

# **\$487,500 - 59020 Range Road 473, Rural Bonnyville M.D.**

---

MLS® #E4441354

**\$487,500**

3 Bedroom, 3.00 Bathroom, 1,260 sqft

Rural on 16.30 Acres

None, Rural Bonnyville M.D., AB

"Private Country Bungalow on 16.3 Acres"

Tucked away on a quiet dead-end road, this beautifully maintained bungalow sits on 16.3 acres of pure privacy & natural beauty - ideal for those craving peace, space & country living. The main floor offers a warm & welcoming layout with two spacious bedrooms, full bath & a 3 pc. ensuite. The fully finished basement includes an additional bedroom & a large family room. At the heart of the home is a stunning stone surround wood burning fireplace - perfect for cozy evenings & adding timeless charm. Recent upgrades include a new septic tank & shingles in 2024, offering peace of mind for years to come. The property also boasts a 28x40 heated shop (wood heat) - ideal for hobbyists, storage or business needs. With no through traffic, a serene setting & wide open space, this acreage offers the privacy & freedom you've been searching for.



Built in 2006

## **Essential Information**

MLS® #	E4441354
Price	\$487,500
Bedrooms	3
Bathrooms	3.00

Full Baths	3
Square Footage	1,260
Acres	16.30
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59020 Range Road 473
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Deck, Vinyl Windows, Natural Gas BBQ Hookup
----------	---------------------------------------------

### 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	Flat Site, Landscaped, Level Land, No Through Road, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 9th, 2025
Days on Market	7
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 June 16th, 2025 at 9:02pm MDT