

\$949,500 - 62506 Rge Rd 453, Rural Bonnyville M.D.

MLS® #E4454800

\$949,500

6 Bedroom, 3.50 Bathroom, 3,064 sqft

Rural on 10.03 Acres

Lessard, Rural Bonnyville M.D., AB

One-of-a-Kind!! Step onto 10 acres of endless possibilities, perfectly tucked between Cold Lake (20 mins) and Bonnyville (15 mins). This custom bi-level home features 6+ bedrooms and 3.5 bathrooms—perfect for a large family, B&B, or oilfield lodging. The main floor boasts 10ft ceilings, a huge bright kitchen, spacious dining area, office, large loft, TV room, and an impressive Great Room with cathedral ceilings, massive windows, and a stunning wood-burning, double-sided fireplace shared with the dining room. The primary bedroom includes a walk-in closet and 5pc ensuite. The walk-up basement features 5 roomy bedrooms, a full bath, family room with fireplace, cold room, and plenty of secret storage spots. Outside, enjoy an attached double garage with a 3-season canning kitchen and a charming extra bedroom above (heated by wood stove), plus a drive-through single garage. A huge front deck with hot tub, large garden, and a variety of fruit trees and bushes complete this private, peaceful retreat!

Built in 2005

Essential Information

MLS® # E4454800

Price \$949,500

Bedrooms 6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,064
Acres	10.03
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	62506 Rge Rd 453
Area	Rural Bonnyville M.D.
Subdivision	Lessard
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H3

Amenities

Features	Ceiling 10 ft., Deck, Fire Pit, Hot Tub, Parking-Extra, Patio, R.V. Storage, Security Door, Vaulted Ceiling, Vinyl Windows, Walk-up Basement, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 26th, 2025

Days on Market 84

Zoning Zone 60

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Listing information last updated on November 18th, 2025 at 8:02am MST