

## **\$344,900 - 63428 Rge Rd 455, Rural Bonnyville M.D.**

MLS® #E4457923

**\$344,900**

3 Bedroom, 1.00 Bathroom, 1,900 sqft

Rural on 6.57 Acres

None, Rural Bonnyville M.D., AB

Character & Comfort! 1 ½ storey home located northeast of La Corey on 6.57 Acres! True country feel inside & out with spacious sitting/dining area & galley-style kitchen with ample cabinetry, pantry & all appliances included. Formal dining room with patio doors opening onto a covered deck. Large living room with electric fireplace & versatile flex room provides the perfect space for an office or play area. 3 bedrooms & a full bath includes a primary suite with direct access to the bathroom. Upgraded vinyl plank flooring & main floor laundry adds convenience. Partial basement is developed & includes a warm & inviting rec room with woodstove, a rustic bar, workspace & plenty of storage. Outside, the yard is a true delight surrounded by mature trees & artfully landscaped with raspberries, cherries, a two-tier west-facing deck with pergola, fountain, garden and firepit. Detached double garage is insulated & powered with single door. Charm, Function & Country Living At Its BEST!

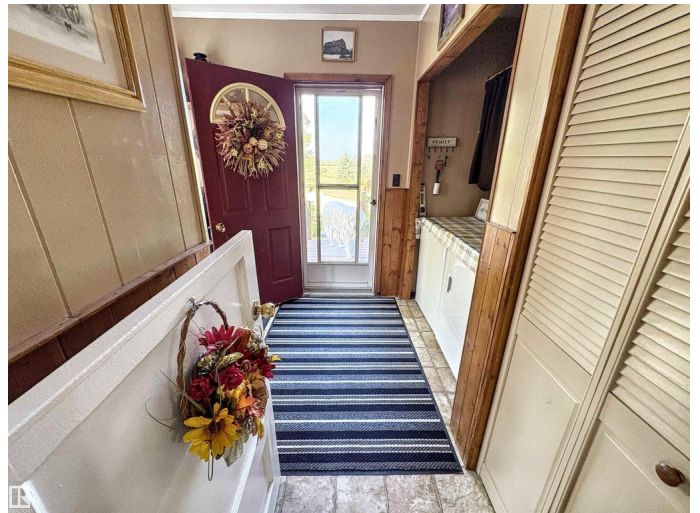
Built in 1956

### **Essential Information**

MLS® # E4457923

Price \$344,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,900
Acres	6.57
Year Built	1956
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	63428 Rge Rd 455
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### **Amenities**

Features	Bar, Deck, Fire Pit, See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Private Setting, Vegetable Garden, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	2

## Zoning

## Zone 60

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Listing information last updated on September 17th, 2025 at 8:47am MDT