

## \$460,000 - 5003 52 Avenue, Rural Bonnyville M.D.

MLS® #E4462788

**\$460,000**

4 Bedroom, 3.50 Bathroom, 1,618 sqft

Rural on 2.40 Acres

None, Rural Bonnyville M.D., AB

A purely stunning 2 storey home in Cherry Grove on 2.4 acres is ready for someone new to call it home! Welcome to an idyllic property in a family-friendly community with tons of room for everyone! The main living space features hardwood floors that flow through the spacious living and dining areas. Just off the dining room is a bright kitchen with centre island and stainless steel appliances, including a gas stove! Enjoy new paint throughout, adding a fresh feel to the entire home. The main floor also offers access to the double attached heated garage, a powder room, and patio doors to the deck and landscaped yard. Upstairs, hardwood continues with 3 bedrooms including the primary suite with walk-in closet and jetted tub ensuite. The fully finished basement offers an additional bedroom, bath, and great family room. Upgrades include AC, and fibre optic internet. Call this piece of paradise your next home!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462788  |
| Price      | \$460,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,618                  |
| Acres          | 2.40                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5003 52 Avenue        |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 0T0               |

### Amenities

|          |                                                             |
|----------|-------------------------------------------------------------|
| Features | Air Conditioner, Deck, Fire Pit, Vinyl Windows, See Remarks |
|----------|-------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood                                                             |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Treed Lot |
| Construction      | Wood                                                             |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 27                 |
| Zoning         | Zone 60            |

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