

# **\$1,100,000 - 33 65311 Rr 420, Rural Bonnyville M.D.**

MLS® #E4410123

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 2,264 sqft

Rural on 1.05 Acres

Birch Ridge Estates, Rural Bonnyville M.D.,  
AB

Lakefront Paradise! This incredible property is a rare find, just 100 feet from the water! This bungalow features a convenient walk-out design and offers over 2,250 sqft on each level. The home is adorned with ceramic tile and hardwood flooring, complemented by in-floor. You'll find four spacious bedrooms, including a grand primary suite with an beautiful ensuite. Both the kitchen and dining areas are generously sized. Enjoy stunning lake views through the tall windows spanning the kitchen, dining, and living rooms. Step outside through the double doors to the expansive 28' x 38' deck, or down to the 38' x 50' aggregate concrete pad, which includes a fire pit and cozy sitting area. The heated garage features a workbench, full fridge, and plenty of storage for tools and accessories. Additionally, there's a charming 10' x 12' guest cabin and a separate quad shed with an overhead door. Your dream home awaits you on the shores of Cold Lake - where you will be met with peace, tranquility and privacy

Built in 2002

## **Essential Information**

MLS® # E4410123

Price \$1,100,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,264
Acres	1.05
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	33 65311 Rr 420
Area	Rural Bonnyville M.D.
Subdivision	Birch Ridge Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 0P2

### Amenities

Features	Deck, Detectors Smoke, Fire Pit, Guest Suite, Hot Tub, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed            October 11th, 2024

Days on Market      190

Zoning                Zone 60

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