

## **\$599,900 - 42011 Twp Rd 624, Rural Bonnyville M.D.**

MLS® #E4414875

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,363 sqft

Rural on 1.51 Acres

Hamelot, Rural Bonnyville M.D., AB

Stunning Bungalow in the desirable Hamelot area, offering a perfect blend of country charm and modern convenience only 5 minutes to town & walking distance to Golf Course! Main floor features open-concept layout with bright living room complete with cozy gas fireplace, seamlessly flowing into the dining area & kitchen. The kitchen is a chef's dream with custom cabinetry, large eat-up peninsula, & Cambria countertops. Spacious Primary Bedroom includes a 4-piece ensuite, & walk-in closet with custom organizers. Two additional well-sized bedrooms & a full bathroom round out the main level. Fully finished basement offers a large family room with a projection screen, a massive laundry/storage room, 2 additional bedrooms, & a 3-piece bathroom with a tiled shower. Attached, heated triple garage provides ample space for vehicles and storage. Set on 1.51 acres, the fully landscaped yard is a true oasis, with mature tree, composite deck, firepit area, well for outdoor use, shed & automower round out the property.

Built in 2012

### **Essential Information**

MLS® # E4414875

Price \$599,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,363
Acres	1.51
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	42011 Twp Rd 624
Area	Rural Bonnyville M.D.
Subdivision	Hamelot
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### **Amenities**

Features	Ceiling 9 ft., Deck, Fire Pit, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Private Setting, Ski Hill Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed November 29th, 2024

Days on Market 141

Zoning Zone 60

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