

\$1,150,000 - 61016 Hwy 897, Rural Bonnyville M.D.

MLS® #E4416878

\$1,150,000

5 Bedroom, 4.00 Bathroom, 2,633 sqft

Rural on 118.79 Acres

None, Rural Bonnyville M.D., AB

118-acre property, located just 10 minutes from Cold Lake. The home features an expansive kitchen, a dining room, living room featuring a gas fireplace, an office, and three good sized bedrooms, including a master suite with a walk-in closet and a 4-piece ensuite. A bonus room on the upper level provides an ideal space for flexibility. The basement is a perfect area for entertaining, with a living room warmed by a wood stove, a walkout to the yard, a wet bar area, two additional large bedrooms, a full bathroom, and plenty of storage. Equestrian enthusiasts will be thrilled with the impressive 70'x150' indoor arena, perfect for year-round riding and training. The property also features a 50'x70' heated barn, designed with 8 spacious stalls. Built for convenience, the barn includes a spectator area overlooking the arena, offering the perfect spot to watch the action unfold. Outdoors you'll find numerous pens, along with 6 automatic waterers. You'll also find a metal hay shelter providing protection for feed.

Built in 2007

Essential Information

MLS® # E4416878

Price \$1,150,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,633 |
| Acres | 118.79 |
| Year Built | 2007 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 61016 Hwy 897 |
| Area | Rural Bonnyville M.D. |
| Subdivision | None |
| City | Rural Bonnyville M.D. |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 1P3 |

Amenities

| | |
|----------|---------------------------|
| Features | Walkout Basement, Wet Bar |
|----------|---------------------------|

Interior

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

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood |
| Exterior Features | Fenced |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 2nd, 2025 |
| Days on Market | 107 |

Zoning

Zone 60

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