

# **\$825,000 - 42022 Township Road 614, Rural Bonnyville M.D.**

MLS® #E4422609

**\$825,000**

3 Bedroom, 3.50 Bathroom, 3,600 sqft  
Rural on 4.84 Acres

None, Rural Bonnyville M.D., AB

This 3200sqft. custom built home on approximately 5 acres would cost well over \$1 Million to Build! The home has a 40'x70' custom shop with 3 access doors [8'x9', 9'x16', & 12'x14'], radiant heater, work bench, 3/4 bath with shower & laundry & 20'x20' bar/man cave with in-floor heat! The home also has a 15'x27' side car port with 30 amp RV plug & detached moveable 18'x20' single car garage, a 8'x10' play house/shed over by the fire pit, among the walking trails, two 12'x40' decks on the main level & one on the 2nd level with infra-red sauna, & a 4'x40'x40' concrete floor crawl space for storage. This is a solid home with 3/4" hardwood & ceramic tile floors, in-stair lighting, quartz countertops, walk-in pantries, under counter lighting, Lazy-Susan lighting, wood stove & fireplace, gas stove, 4 bathrooms, 2 laundry, inset lighting, triple pane windows with UV protection, 3 bedrooms & den/bedroom, with 17'6"x15' master with 5 piece ensuite & walk-in closet with laundry.

Built in 2010

## **Essential Information**

MLS® #	E4422609
Price	\$825,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,600
Acres	4.84
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	42022 Township Road 614
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

### Amenities

Features	Bar, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Parking-Plug-Ins, Secured Parking, Storage-In-Suite, Vinyl Windows
Parking Spaces	20

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Lake View, Landscaped, Low Maintenance Landscape, Private Setting
Lot Description	100 m x 196 m

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 22nd, 2025
Days on Market	54
Zoning	Zone 60

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Listing information last updated on April 16th, 2025 at 11:32pm MDT