

## **\$350,000 - 18 62320 Rge Rd 411a, Rural Bonnyville M.D.**

MLS® #E4426681

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,800 sqft

Rural on 2.47 Acres

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

A beautiful location in Cherry Ridge Estates. A cozy house and a sunny kitchen with a large wrap around, covered deck to drink your morning coffee on. Mature apple and crab apple trees, garden plot, lovely treed surroundings with an area fenced to keep furry friends safe. Numerous out buildings, including a 30x40 quonset, a garage 21x58, both with a concrete floor power and heat, an unheated storage garage and a greenhouse. The house was constructed in two stages, the first in 1986 and a large addition in 2012. The older section has the main entry, living room, large bedroom and full bathroom/laundry, a dirt basement with a furnace, well pump and hot water tank. The new section is the kitchen, large pantry, dinning area, primary with ensuite, and family room. The basement under the new addition has an additional furnace (both are high efficiency) and is partially finished (no permits). The well is used primarily for the gardens and there is a 2500 gallon cistern for drinking water.

Built in 1985

### **Essential Information**

MLS® # E4426681

Price \$350,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	2.47
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18 62320 Rge Rd 411a
Area	Rural Bonnyville M.D.
Subdivision	Cherry Ridge Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0T0

### Amenities

Features	Dog Run-Fenced In, Front Porch, Gazebo, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, No Through Road, Ski Hill Nearby
Construction	Wood
Foundation	Concrete Perimeter, Insulated Concrete Form

### Additional Information

Date Listed	March 19th, 2025
Days on Market	31

## Zoning

## Zone 60

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Listing information last updated on April 19th, 2025 at 6:32pm MDT