\$399,900 - 402 46410 Twp Rd 610, Rural Bonnyville M.D.

MLS® #E4435779

\$399,900

3 Bedroom, 2.50 Bathroom, 2,245 sqft Rural on 0.59 Acres

Fontaine Subdivision, Rural Bonnyville M.D., AB

Warm & Welcoming in Fontaine Subdivision, Moose Lake! This 2200 sq.ft. bungalow has everything you need! Large windows, open concept design & cedar vaulted ceiling w/ wood beam accents! Charming kitchen offers plenty of red oak cabinetry, large island w/ power, pantry & stainless steel appliances including 2 ovens. Cozy sunken living room w/ wood stove + an additional sunken family room w/ wet bar. Main floor laundry, A/C & central vac. 3 bdrms & 3 baths including a primary w/ 3 pc ensuite. Partial basement is ready to be developed or perfect for storage. Upgrades throughout the years include furnace, shingles, water conditioning equipment, well pump, septic pump, windows, siding w/ added insulation, laundry room, main bath, vinyl plank flooring & some paint. Attached dbl heated garage w/ paved driveway & workshop w/ roll up door. Beautifully landscaped yard w/ mature trees, fountain, yard light & shed. .59 acre lot close to lake public access & across from walking trail. Relax & Stay!







Built in 1983

Essential Information

MLS® # E4435779 Price \$399,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,245

Acres 0.59

Year Built 1983

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 402 46410 Twp Rd 610

Area Rural Bonnyville M.D.

Subdivision Fontaine Subdivision

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J1

Amenities

Features Air Conditioner, Bar, Fire Pit, Insulation-Upgraded, Vaulted Ceiling, Vinyl

Windows, Wet Bar, See Remarks

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes
Stories 1

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Wood

Exterior Features Boating, Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, See

Remarks

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025

Days on Market 174

Zoning Zone 65

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