

# **\$639,900 - 101 46225 Twp Rd 612, Rural Bonnyville M.D.**

MLS® #E4436126

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,559 sqft

Rural on 0.65 Acres

Lakeside Estates (Bonnyville M.D.), Rural Bonnyville M.D., AB

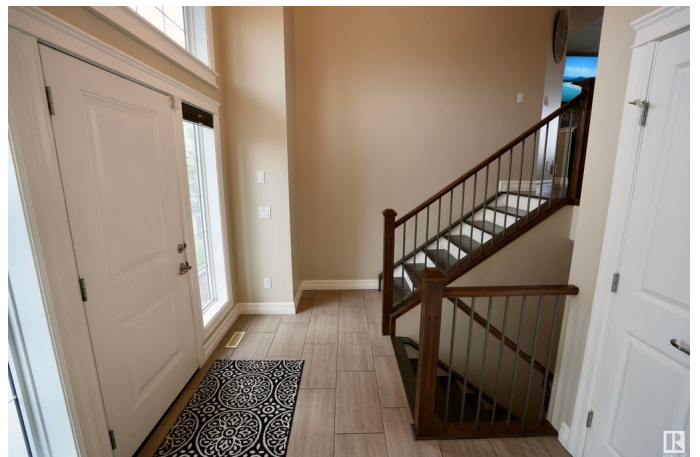
Experience extraordinary executive living just minutes from Bonnyville with this stunning LAKE VIEW HOME OFFERING MUNICIPAL SERVICES and upscale comfort. The open-concept main floor boasts a chef-inspired kitchen with high-end finishes, a large island, walk-in pantry, rich dark cabinetry, and deck access—perfect for entertaining. The living room impresses with a cozy fireplace and floor-to-ceiling feature windows. Three spacious bedrooms on the main include a luxurious primary suite with a walk-in closet and 5-piece ensuite retreat. Convenient main floor laundry sits just off the entry and garage. The fully finished basement is ideal for family fun, complete with a huge rec room, gym/hobby space, two additional bedrooms, 4-piece bath, and rare garage access. Outside, enjoy a beautifully landscaped yard with fire pit area, paved driveway, and heated triple garage. Bonus: a 17.44kW solar power system installed in 2023! Your dream home is here—see it today to appreciate all that it has to offer!

Built in 2014

## **Essential Information**

MLS® # E4436126

Price \$639,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,559
Acres	0.65
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	101 46225 Twp Rd 612
Area	Rural Bonnyville M.D.
Subdivision	Lakeside Estates (Bonnyville M.D.)
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G8

### **Amenities**

Features	Air Conditioner, Deck, Fire Pit, Hot Water Tankless, Vaulted Ceiling, Vinyl Windows
----------	---

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Lake View, No Back Lane
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 12th, 2025

Days on Market 55

Zoning Zone 65

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 2:47pm MDT