

## **\$474,000 - 20 62320 Rge Rd 411a, Rural Bonnyville M.D.**

MLS® #E4439217

**\$474,000**

3 Bedroom, 3.50 Bathroom, 2,283 sqft

Rural on 2.47 Acres

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

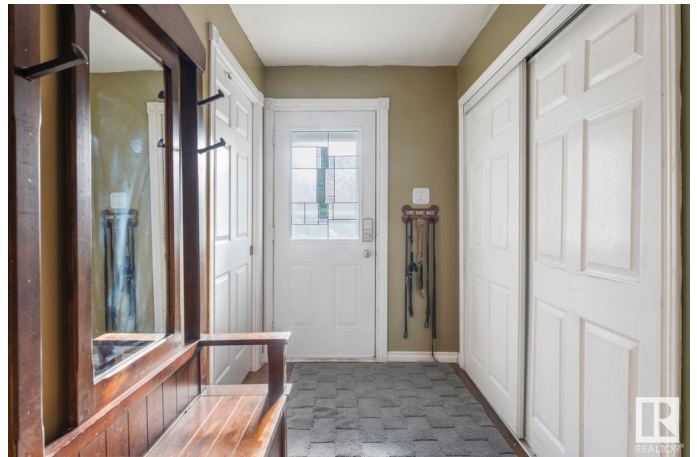
Rustic charm meets country comfort on 2.47 acres. The main floor offers an open layout with a spacious living room featuring a wood stove insert and window seat, kitchen with an island, dining area, and large primary bedroom with 3 piece ensuite and walk-in closet. A large covered deck off the living room has beautiful eastern views and a hot tub. Convenient 2 piece bathroom, and laundry off the front entry. Upstairs youâ€™ll find two bedrooms, a full bath with soaker tub, and a flex spaceâ€”perfect for a playroom or home office. The walkout basement has 10' ceilings and heated tile floors, a large entry, rec room, den/spare room, and plenty of storage. The large double heated attached garage walks into the basement. The backyard has a large securely fenced area, great for kids or pets . Bonus: a 64'x30' double-truss fabric Quonset with 20' peakâ€”ideal for storage or projects. Close to the local ski hill and French Bay beach, 10 minutes to Cold Lake North. Peaceful, practical, and ready for country living.

Built in 1974

### **Essential Information**

MLS® # E4439217

Price \$474,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,283
Acres	2.47
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20 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	Hot Tub, Patio, R.V. Storage, Walkout Basement, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Fenced, Hillside, Landscaped, No Through Road, Private Setting, Ski Hill Nearby
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 29th, 2025  
Days on Market      40  
Zoning                Zone 60

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