

## **\$329,900 - 62330 Rge Rd 413a, Rural Bonnyville M.D.**

MLS® #E4445001

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Rural on 3.88 Acres

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

Country living never looked so good! Nestled on nearly 4 private acres, this attractive acreage offers the peace of rural life with space for all your outdoor hobbies. The open concept home features vaulted ceilings, large bright windows, and a cozy pellet stove in the living area. The kitchen is well equipped with ample cabinetry, counter space with a breakfast bar, and a corner pantry. The spacious primary bedroom has French doors leading to a lovely ensuite complete with a soaker tub. Two additional bedrooms, a full bathroom, and a dedicated laundry area round out the home. Outside, you'll find a 1.5-car garage, a 24x26 pop-up garage for extra storage or parking, plus additional outbuildings. Ideally located just 2 km from the Cherry Grove community centre and arena, and only 10 minutes to Cold Lake. Country life is calling you!

Built in 2003

### **Essential Information**

MLS® #	E4445001
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,520
Acres	3.88
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	62330 Rge Rd 413a
Area	Rural Bonnyville M.D.
Subdivision	Cherry Ridge Estates
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### Amenities

Features	Deck, Fire Pit, Skylight, Vaulted Ceiling, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	June 29th, 2025
Days on Market	54
Zoning	Zone 60

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