

## **\$399,900 - 446 46410 Twp Rd 610, Rural Bonnyville M.D.**

MLS® #E4446841

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,320 sqft

Rural on 0.52 Acres

Fontaine Subdivision, Rural Bonnyville M.D.,  
AB

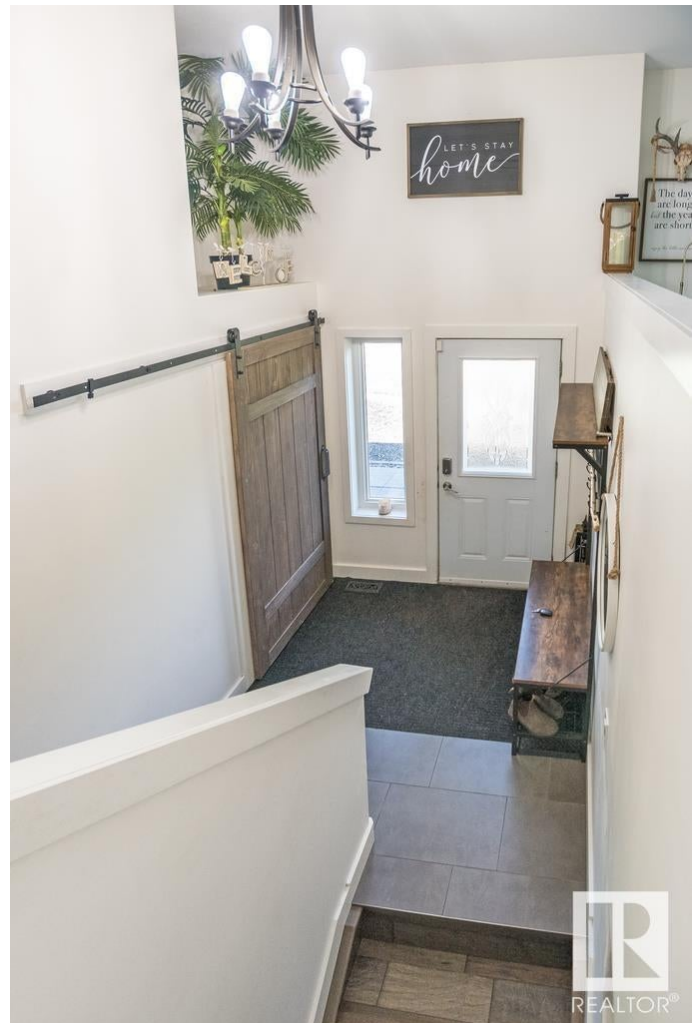
Nestled on a generous 0.5-acre lot, this beautifully appointed home offers the perfect blend of style, space, and functionality for families of all sizes. With 5 bedrooms and 3 full bathrooms, there's room for everyone to live, work, and relax in comfort. The heart of the home is the kitchen, featuring rich dark cabinetry, sleek granite countertops, stainless steel appliances, a convenient corner pantry, and ample prep space. Upstairs, you'll find three well-sized bedrooms, including a spacious primary suite complete with a private 3-piece ensuite. The fully finished basement expands your living space with a large rec area ideal for movie nights or playtime, two additional bedrooms, a full 4-piece bathroom, and a dedicated storage room to keep everything organized. Step outside and enjoy the impressive outdoor features: a paved driveway, both front and back decks for lounging or summer barbecues, a large backyard with a handy storage shed, and even EV vehicle charger for added convenience.

Built in 2013

### **Essential Information**

MLS® # E4446841

Price \$399,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	0.52
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	446 46410 Twp Rd 610
Area	Rural Bonnyville M.D.
Subdivision	Fontaine Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 1J6

### Amenities

Features	Deck, Detectors Smoke, Exterior Walls- 2"x6", R.V. Storage, Vinyl Windows
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Lake Access Property, Level Land, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
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Days on Market 25  
Zoning Zone 65



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