

## **\$344,900 - 63428 Rge Rd 455, Rural Bonnyville M.D.**

MLS® #E4457923

**\$344,900**

3 Bedroom, 1.00 Bathroom, 1,554 sqft

Rural on 6.57 Acres

None, Rural Bonnyville M.D., AB

Character & Comfort! 1 ½ storey home located northeast of La Corey on 6.57 Acres! True country feel inside & out with spacious sitting/dining area & galley-style kitchen with ample cabinetry, pantry & all appliances included. Formal dining room with patio doors opening onto a covered deck. Large living room with electric fireplace & versatile flex room provides the perfect space for an office or play area. 3 bedrooms & a full bath includes a primary suite with direct access to the bathroom. Upgraded vinyl plank flooring & main floor laundry adds convenience. Partial basement is developed & includes a warm & inviting rec room with woodstove, a rustic bar, workspace & plenty of storage. Outside, the yard is a true delight surrounded by mature trees & artfully landscaped with raspberries, cherries, a two-tier west-facing deck with pergola, fountain, garden and firepit. Detached double garage is insulated & powered with single door. Charm, Function & Country Living At Its BEST!

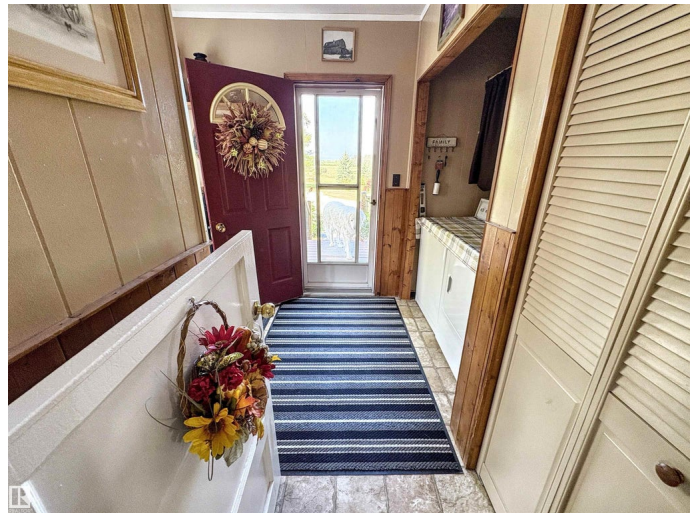
Built in 1956

### **Essential Information**

MLS® # E4457923

Price \$344,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,554                  |
| Acres          | 6.57                   |
| Year Built     | 1956                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 63428 Rge Rd 455      |
| Area        | Rural Bonnyville M.D. |
| Subdivision | None                  |
| City        | Rural Bonnyville M.D. |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9N 2J6               |

### Amenities

|          |                                  |
|----------|----------------------------------|
| Features | Bar, Deck, Fire Pit, See Remarks |
|----------|----------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Partial, Finished         |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                             |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Private Setting, Vegetable Garden, See Remarks, Partially Fenced |
| Construction      | Wood                                                                                             |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 18                   |

Zoning

Zone 60

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Listing information last updated on October 3rd, 2025 at 9:32am MDT