



## #12 61223 Rge Rd 470 Rural Bonnyville M.D. AB

\$455,900

Nestled in the tranquil, family friendly subdivision of Moose Lake Estates, this walkout bungalow has 6 bdrms & 2.5 baths on a .76 acre lot. This acreage boasts a fully fenced backyard w/ towering evergreens for privacy. Short walk to a vast trail system, boat launch & playground of Moose Lake Prov. Park. Out your back gate is a walkway to the beach or a 5 min. ride to a massive network of quadding trails. Combining a cozy cabin feel with a large modern design, this home has a large front entry, open concept, vaulted ceilings, hardwood floors, ceramic tile & large windows. Updated kitchen with granite countertops, raised breakfast bar & SS appliances. Dining area accesses massive deck overlooking backyard. Spacious living room has a stunning custom stone fireplace & tall front windows w/ new wood shutters. Main level has updated 5 pc bath & 3 bdrms. Fully finished walkout basement has big rec room, 3 bdrms, laundry room, & workshop. Relax in a new hot tub and enjoy the night sky. A true outdoor paradise!

Listing Presented By:



Originally Listed by:  
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