



## 61214A Rge Rd 452 Rural Bonnyville M.D. AB

\$699,900

From the moment you drive up to this custom built 1600 sf bi-level it says "Welcome Home". Situated on 5 acres of perimeter lined spruce and allergy friendly Prairie Sky Poplar, just minutes from Bonnyville. The open concept main floor encompasses a kitchen with ample maple cabinetry, granite counter tops, vaulted ceilings. the kitchen and bathrooms have tile flooring and hardwood flooring throughout the main rooms. Cozy gas fireplace that is showcased from livingroom to diningroom. The lower level is fully developed with 2 additional massive bedrooms, familyroom and storage room. Some of the bells and whistles include upgraded lighting and trim package throughout, underslab heating, central air conditioning, hide a vac , and so much more. Triple attached heated garage. Custom stick built 40x60 shop with 2 12 ft doors, 220, water and gas at the door but not brought in, finished with matching siding and stone. Outside is a gardeners paradise including a greenhouse, fruit trees and so much more!

Listing Presented By:



Originally Listed by:  
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