



## 61432 HWY 897 Rural Bonnyville M.D. AB

\$524,900

Looking for a private space with tree forts, birds chirping and serenity? This 1500+ sft completely finished bungalow on 4.78 acres is a beauty! A south facing covered wrap around deck(N/G hookup) with non maintenance flooring is the perfect spot for morning coffee. Attached triple garage & 2 detached sheds(power, 220V). Open concept floor plan with engineered hardwood/tile flooring.The kitchen has S/S appliances(induction stove), quartz counters, 8 ft middle island with prep sink, pantry & matching cabinetry. 2 bedrooms on this floor with MAIN floor laundry and 4 piece main bath(granite counter). The primary bedroom has a separate makeup vanity room, walk in closet and a 4 piece ensuite with jacuzzi tub, shower and new toilet. The lower level has heated floors, 2 more bedrooms and a MASSIVE family room space(pool table stays).Wine prep area in the back with sink and cold room. Air conditioning for hot summer days and NEWER fibreglass shingles (2019). Acreage life is a 10 min drive from Cold lake South.

Listing Presented By:



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