



## 46511 TWP RD 611 Rural Bonnyville M.D. AB

\$433,000

MOTIVATED SELLER! Custom built 3000 sqft home that maximizes on the South view in Chateau Estates at Moose Lake. Strategically designed to give soo much natural light through all the angles of this house & basement. Birch wood accents all doors, trim, railing, windows, & kitchen cabinets. Heatilator fan wood fireplace keeps the 16 ft high vaulted ceiling family great room cozy and even into open concept dining/kitchen/upper mstr bdrm areas. Great functional kitchen with all those windows overlooking the huge multilayer deck and back yard. Master bedroom is the upper level with glass railing to the view, great room & rising wood heat. Styro-concrete basement offers the walkout to private back yard & the shed is powered. Best feature of all is the infloor heat on all 3 levels via the boiler with an HVAC air circulator. House has option to use the 3200 gallon cistern or drilled water well. Attached double garage connects with large mudroom and back yard access. Mature evergreens line the property.

Listing Presented By:



Originally Listed by:  
RE/MAX Bonnyville Realty

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